

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51A Cooper Avenue Altona North VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$840,500

Property type

House

Suburb

Altona North

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

36A Bunting Court Altona North VIC 3025	\$736,000	20-Jun-20
38 Hendren Avenue Altona North VIC 3025	\$785,000	09-Oct-20
2/36 Valerian Avenue Altona North VIC 3025	\$778,500	16-Nov-20

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 March 2021

 COVID-19 Conditions of entry. Be prepared to self-isolate for 14 days if you have been in contact with a confirmed case or have been in a high-risk area. Wear a mask and maintain social distancing. Hand hygiene: Wash hands frequently with soap and water for at least 20 seconds. Physical distancing: Avoid close contact with others. Stay home if you are sick or have symptoms. Follow local health advice. 20 CoreLogic	36A Bunting Court Altona North VIC 3025 3 2 2	Sold Price \$736,000 Sold Date 20-Jun-20 Distance 0.31km
	38 Hendren Avenue Altona North VIC 3025 3 2 2	Sold Price \$785,000 Sold Date 09-Oct-20 Distance 0.83km
	2/36 Valerian Avenue Altona North VIC 3025 3 2 2	Sold Price \$778,500 Sold Date 16-Nov-20 Distance 1.14km

RS = Recent sale UN = Undisclosed Sale

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