

## 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

3 BELL AVENUE ALTONA VIC 3018

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Altona

Period-from

01 Feb 2022

to

31 Jan 2023

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

4 DEN DULK AVENUE ALTONA VIC 3018	\$1,300,000	16-Feb-23
22 MULGA STREET ALTONA VIC 3018	\$1,075,000	20-Dec-22
6 KARINGAL STREET ALTONA VIC 3018	\$1,025,000	17-Jan-23

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: 24 February 2023



**4 DEN DULK AVENUE ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **16-Feb-23**

 3  1  3

Distance **0.54km**



**22 MULGA STREET ALTONA VIC 3018** Sold Price **\$1,075,000** Sold Date **20-Dec-22**

 3  1  3

Distance **1.06km**



**6 KARINGAL STREET ALTONA VIC 3018** Sold Price <sup>RS</sup> **\$1,025,000** Sold Date **17-Jan-23**

 3  1  6

Distance **1.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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