

# 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

34 Cherry Avenue, Altona North Vic 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$859,000

### Median sale price

Median price \$892,500

Property Type House

Suburb Altona North

Period - From 01/10/2022

to 30/09/2023

Source REIV

### 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 six 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 |
|---|-----------------------------------|-----------|--------------|
| 1 | 155 Chambers Rd ALTONA NORTH 3025 | \$890,000 | 21/08/2023   |
| 2 | 104 Fifth Av ALTONA NORTH 3025    | \$870,000 | 19/08/2023   |
| 3 | 59 Cooper Av ALTONA NORTH 3025    | \$850,000 | 26/08/2023   |

**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 six months.~~

This Statement of Information was prepared on:

16/10/2023 15:05



**Property Type:**

**Agent Comments**

## Comparable Properties



**155 Chambers Rd ALTONA NORTH 3025 (REI/VG)**

**Agent Comments**



**Price:** \$890,000

**Method:** Private Sale

**Date:** 21/08/2023

**Property Type:** House

**Land Size:** 675 sqm approx



**104 Fifth Av ALTONA NORTH 3025 (REI)**

**Agent Comments**



**Price:** \$870,000

**Method:** Auction Sale

**Date:** 19/08/2023

**Property Type:** House (Res)



**59 Cooper Av ALTONA NORTH 3025 (REI/VG)**

**Agent Comments**



**Price:** \$850,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 602 sqm approx