

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 11 Huxtable Avenue, Altona North

Indicative selling price

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

Range between \$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median price \$805,000

*Unit

*House

X

Suburb

ALTONA NORTH

Period - From 01/10/2019

to

31/12/219

Source

REIV

Comparable property sales

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- 91 Second Avenue, Altona North	\$850,000	14/01/2020
2- 99 Millers Road, Altona North	\$852,500	26/10/2019
3- 34 Rosala Avenue, Altona North	\$880,000	21/03/2020