

# 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

56 Hansen Street, 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) (\*Delete single price or range as applicable)

Range between \$1,080,000 & \$1,180,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$860,000 \*Unit ☐ \*House ☒

Suburb: ALTONA NORTH

Period - From 01 Sep 2020 to 31 Aug 2021 Source CoreLogic

### 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
33A The Broadway, Altona North VIC 3025	\$1,110,000	16-Jun-21
15A Fourth Avenue, Altona North VIC 3025	\$1,105,000	05-Jun-21
40A Clematis Avenue, Altona North VIC 3025	\$1,185,000	11-Mar-21