

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

141 MCINTOSH ROAD 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

\$860,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Altona North

Period-from

01 Mar 2022

to

28 Feb 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

138 SEVENTH AVENUE ALTONA NORTH VIC 3025	\$900,000	01-Aug-22
3 FOURTH AVENUE ALTONA NORTH VIC 3025	\$890,000	01-Sep-22
135 MILLS STREET ALTONA NORTH VIC 3025	\$880,000	10-Dec-22

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: 02 March 2023



**138 SEVENTH AVENUE ALTONA
NORTH VIC 3025**

4 1 2

Sold Price

\$900,000

Sold Date

01-Aug-22

Distance

1.5km



**3 FOURTH AVENUE ALTONA
NORTH VIC 3025**

2 1 2

Sold Price

\$890,000

Sold Date

01-Sep-22

Distance

0.47km



**135 MILLS STREET ALTONA NORTH
VIC 3025**

3 1 -

Sold Price

^{RS} **\$880,000**

Sold Date

10-Dec-22

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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