

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

60 Macdonald Avenue 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

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Altona North

Period-from

01 Jul 2020

to

30 Jun 2021

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

164 Mills Street Altona North VIC 3025	\$1,100,100	14-May-21
164A Mills Street Altona North VIC 3025	\$1,100,000	08-May-21
23A Angus Avenue Altona North VIC 3025	\$1,051,250	01-Mar-21

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: 07 July 2021



164 Mills Street Altona North VIC 3025

Sold Price

\$1,100,100

Sold Date

14-May-21



4



3



3

Distance

0.25km



164A Mills Street Altona North VIC 3025

Sold Price

^{RS} **\$1,100,000**

Sold Date

08-May-21



4



3



3

Distance

0.25km



23A Angus Avenue Altona North VIC 3025

Sold Price

\$1,051,250

Sold Date

01-Mar-21



4



2



2

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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