

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

8 Cooper 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$791,750

Property type

Other

Suburb

Altona North

Period-from

01 Dec 2018

to

30 Nov 2019

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

8A Cooper Avenue Altona North VIC 3025	\$801,000	14-Dec-19
6A Luly Street Altona North VIC 3025	\$740,000	20-Feb-19
1/48 Cresser Street Altona North VIC 3025	\$740,000	13-Dec-18

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: 17 December 2019



8A Cooper Avenue Altona North VIC 3025

3 2 2

Sold Price

^{RS} **\$801,000**

Sold Date

14-Dec-19

Distance

-



6A Luly Street Altona North VIC 3025

3 2 2

Sold Price

\$740,000

Sold Date

20-Feb-19

Distance

0.25km



1/48 Cresser Street Altona North VIC 3025

3 2 2

Sold Price

Sold Date

13-Dec-18

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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