

## 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 62 Cherry Avenue, 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)

Single price  or range between \$680,000 & \$720,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$695,000 Unit ☒ Suburb or locality Altona North VIC 3025

Period - From 01/01/2019 to 31/12/2019 Source Real Estate Institute Of Victoria

**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. 1/9 Cresser Street, Altona North VIC 3025	\$760,000	30/11/2019
2. 5 Freemans Road, Altona North VIC 3025	\$740,000	25/12/2019
3. 2/3 Delphin Avenue, Altona North VIC 3025	\$715,000	06/11/2019

Statement Prepared Date: 04/02/2020