

## 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

23 Paproth Grove 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

\$695,000

&

\$745,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

Unit

Suburb

Altona North

Period-from

01 Nov 2019

to

31 Oct 2020

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 36A Bunting Court Altona North VIC 3025     | \$736,000 | 20-Jun-20 |
| 29A Ararat Street Altona North VIC 3025     | \$740,000 | 09-Jul-20 |
| 4/12 Stapley Crescent Altona North VIC 3025 | \$720,000 | 08-Jul-20 |

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 November 2020



**36A Bunting Court Altona North  
VIC 3025**

3 2 2

Sold Price

**\$736,000**

Sold Date

**20-Jun-20**

Distance

**0.76km**



**29A Ararat Street Altona North VIC  
3025**

4 1 2

Sold Price

**\$740,000**

Sold Date

**09-Jul-20**

Distance

**1.18km**



**4/12 Stapley Crescent Altona North  
VIC 3025**

3 2 1

Sold Price

**\$720,000**

Sold Date

**08-Jul-20**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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