

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 52 Fourth 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 \$1,190,000 & \$1,240,000

Median sale price

Median price \$1,100,000 Property type 4 bdr - House Suburb Altona North

Period - From 28/2/22 to 28/2/23 Source Realestate.com.au

Comparable property sales

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
3/86-88 Hansen Street, Altona North, Vic 3025	\$1,250,000	16/11/22
122A Mills, Altona North, Vic 3025	\$1,330,000	21/10/22
134 Clementine Street, Altona North, Vic 3025	\$1,280,000	21/9/22

This Statement of Information was prepared on: 28/02/23