

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

1/9 PRENTICE STREET 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/67 MARIGOLD AVENUE ALTONA NORTH VIC 3025	\$680,000	08-Sep-21
84B CHAMBERS ROAD ALTONA NORTH VIC 3025	\$687,500	06-Sep-21
18 KEEN STREET ALTONA NORTH VIC 3025	\$672,600	25-Nov-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: 16 March 2022



2/67 MARIGOLD AVENUE ALTONA NORTH VIC 3025 Sold Price **\$680,000** Sold Date **08-Sep-21**

 2  1  1

Distance -



84B CHAMBERS ROAD ALTONA NORTH VIC 3025 Sold Price **\$687,500** Sold Date **06-Sep-21**

 2  1  1

Distance -



18 KEEN STREET ALTONA NORTH VIC 3025 Sold Price **\$672,600** Sold Date **25-Nov-21**

 2  1  1

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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