

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

7/355 BLACKSHAW'S ROAD 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

\$300,000

&

\$320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/63 MARION STREET ALTONA NORTH VIC 3025	\$315,000	15-Jan-24
3/38 JOHN STREET ALTONA NORTH VIC 3025	\$321,000	28-Sep-24
4/47 MARION STREET ALTONA NORTH VIC 3025	\$280,000	07-Sep-24

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: 19 March 2025



4/63 MARION STREET ALTONA NORTH VIC 3025

1 1 1

Sold Price **\$315,000** Sold Date **15-Jan-24**

Distance **0.54km**



3/38 JOHN STREET ALTONA NORTH VIC 3025

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Sold Price **\$321,000** Sold Date **28-Sep-24**

Distance **1.11km**



4/47 MARION STREET ALTONA NORTH VIC 3025

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Sold Price **\$280,000** Sold Date **07-Sep-24**

Distance **0.68km**

RS = Recent sale UN = Undisclosed Sale

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