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

78 HANSEN 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	\$1,165,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$750,000	Prop	erty type		Unit	Suburb	Altona North
Period-from	01 Apr 2024	to	31 Mar 2	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
18 MAY STREET ALTONA NORTH VIC 3025	\$1,205,000	08-Nov-24
13 MAXWELL AVENUE ALTONA NORTH VIC 3025	\$1,170,000	16-Nov-24
55A SECOND AVENUE ALTONA NORTH VIC 3025	\$1,180,000	13-Mar-25

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: 07 April 2025





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18 MAY STREET ALTONA NORTH VIC 3025

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Sold Price

\$1,205,000 Sold Date 08-Nov-24

Distance

0.63km

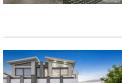


13 MAXWELL AVENUE ALTONA

Sold Price

\$1,170,000 Sold Date 16-Nov-24

Distance 0.64km



55A SECOND AVENUE ALTONA

Sold Price

** \$1,180,000 Sold Date 13-Mar-25

Distance

NORTH VIC 3025

= 4 ₩ 3

NORTH VIC 3025

₾ 2

4

1.18km

RS = Recent sale

UN = Undisclosed Sale

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