

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

8 SEVENTH 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$940,000

Property type

House

Suburb

Altona North

Period-from

01 May 2024

to

30 Apr 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 COOPER AVENUE ALTONA NORTH VIC 3025	\$855,000	13-Apr-25
28 JOEL AVENUE ALTONA NORTH VIC 3025	\$830,000	29-Mar-25
52 COOPER AVENUE ALTONA NORTH VIC 3025	\$840,000	14-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: 19 May 2025

	4 COOPER AVENUE ALTONA NORTH VIC 3025		Sold Price	\$855,000	Sold Date	13-Apr-25
	 3  1  2				Distance	0.44km
	28 JOEL AVENUE ALTONA NORTH VIC 3025		Sold Price	^{RS} \$830,000	Sold Date	29-Mar-25
	 3  1  -				Distance	0.56km
	52 COOPER AVENUE ALTONA NORTH VIC 3025		Sold Price	^{RS} \$840,000	Sold Date	14-Mar-25
	 3  1  2				Distance	0.81km

RS = Recent sale

UN = Undisclosed Sale

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