



# STATEMENT OF INFORMATION

1/26 VALERIAN AVENUE, ALTONA NORTH, VIC-3025

PREPARED BY SHANE AH-KAN, PHONE: 0405 694 108



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

SWEENEY

REGISTER YOUR DETAILS TO VIEW AND APPLY FOR THIS PROPERTY

Due to the current Victorian government lockdown restrictions, inspections are not permitted during this time.

By registering your details, you will be instantly provided with a video walk-through of the property, a link to apply online, and you will also be notified of any changes to the property.

How to Register:

1. Click "Get In Touch" or "Request an Inspection"
2. Enter your details
3. Select "Submit" or "Submit enquiry form"

Sweeney Estate Agents are approving applications and leasing properties on per normal.

We look forward to receiving your application.

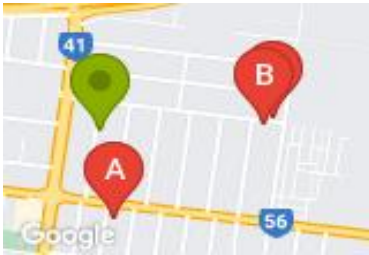
1/26 VALERIAN AVENUE, ALTONA NORTH,  3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](https://consumer.vic.au/underquoting)Price Range: **\$800,000 to \$880,000**

Provided by: Shane Ah-Kan, Sweeney Altona, Altona Meadows &amp; Altona North

## MEDIAN SALE PRICE



## ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

**\$895,000**

01 January 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



130A SIXTH AVE, ALTONA NORTH, VIC 3025

 3  2  2

Sale Price

**\*\$820,000**

Sale Date: 05/08/2023

Distance from Property: 314m



5 CYCLAMEN AVE, ALTONA NORTH, VIC 3025

 3  2  1

Sale Price

**\$800,000**

Sale Date: 17/06/2023

Distance from Property: 534m



2A CYCLAMEN AVE, ALTONA NORTH, VIC

 3  2  2

Sale Price

**\*\$863,500**

Sale Date: 08/01/2024

Distance from Property: 563m



This report has been compiled on 12/01/2024 by Sweeney Altona, Altona Meadows &amp; Altona North. Property Data Solutions Pty Ltd 2024 -

[www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

1/26 VALERIAN AVENUE, ALTONA NORTH, VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range: \$800,000 to \$880,000


### Median sale price

Median price: \$895,000

Property type: House

Suburb: ALTONA NORTH

Period: 01 January 2023 to 31 December 2023

Source: 

### Comparable property sales

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
130A SIXTH AVE, ALTONA NORTH, VIC 3025	*\$820,000	05/08/2023
5 CYCLAMEN AVE, ALTONA NORTH, VIC 3025	\$800,000	17/06/2023
2A CYCLAMEN AVE, ALTONA NORTH, VIC 3025	*\$863,500	08/01/2024

This Statement of Information was prepared on: 12/01/2024