

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

1/8 COLLINS 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Altona North

Period-from

01 Oct 2022

to

30 Sep 2023

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

19/124-136 MASON STREET NEWPORT VIC 3015	\$750,000	10-May-23
3/35 DELPHIN AVENUE ALTONA NORTH VIC 3025	\$735,000	14-Mar-23
4/19-21 AMARANTH AVENUE ALTONA NORTH VIC 3025	\$740,000	29-Nov-22

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: 20 October 2023

**19/124-136 MASON STREET
NEWPORT VIC 3015**

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Sold Price **\$750,000** Sold Date **10-May-23**Distance **1.14km****3/35 DELPHIN AVENUE ALTONA
NORTH VIC 3025**

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Sold Price **\$735,000** Sold Date **14-Mar-23**Distance **1.09km****4/19-21 AMARANTH AVENUE
ALTONA NORTH VIC 3025**

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Sold Price **\$740,000** Sold Date **29-Nov-22**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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