

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	105 Mills Street Altona North, 3025
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### Indicative selling price

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

Range between	\$1,180,000 & \$1,250,000
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### Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	ALTONA NORTH VIC 3025
Period - From	01-Mar-2024	to	06-Jun-2024	Source	Pricefinder

### 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
1	10 Hearn Street, Altona North, Vic 3025	\$1,120,000	30-May-2024
2	40 Mcintosh Road, Altona North, Vic 3025	\$1,140,000	16-Mar-2024
3	26 Ararat St, Altona North, Vic 3025	\$1,280,000	11-Dec-2023

This statement of information was prepared on 07-Jun-2024 at 11:48:33 AM EST