

## 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

18 CLEGHORN AVENUE ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$940,000

&

\$980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2023

to

31 Jan 2024

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

|   |           |           |
|---|-----------|-----------|
| 107C SIXTH AVENUE ALTONA NORTH VIC 3025   | \$962,000 | 26-Oct-23 |
| 49A CLEMATIS AVENUE ALTONA NORTH VIC 3025 | \$995,000 | 03-Nov-23 |
| 16 GINIFER AVENUE ALTONA NORTH VIC 3025   | \$950,000 | 16-Nov-23 |

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: 01 February 2024



**107C SIXTH AVENUE ALTONA  
NORTH VIC 3025**

3 2 1

Sold Price **\$962,000** Sold Date **26-Oct-23**

Distance **1.01km**



**49A CLEMATIS AVENUE ALTONA  
NORTH VIC 3025**

3 2 1

Sold Price **\$995,000** Sold Date **03-Nov-23**

Distance **1.16km**



**16 GINIFER AVENUE ALTONA  
NORTH VIC 3025**

3 2 3

Sold Price <sup>RS</sup> **\$950,000** Sold Date **16-Nov-23**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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