

## 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

2/12 HUXTABLE 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

\$700,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Nov 2022

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 2/335 BLACKSHAW ROAD ALTONA NORTH VIC 3025 | \$769,000 | 30-Mar-23 |
| 3/3 MARIGOLD AVENUE ALTONA NORTH VIC 3025  | \$733,500 | 22-Mar-23 |
| 3/28 NOLAN AVENUE BROOKLYN VIC 3012        | \$715,000 | 17-May-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: 16 November 2023


**2/335 BLACKSHAW ROAD  
ALTONA NORTH VIC 3025**
 3  2  1

 Sold Price **\$769,000** Sold Date **30-Mar-23**

 Distance **0.18km**

**3/3 MARIGOLD AVENUE ALTONA  
NORTH VIC 3025**
 3  2  1

 Sold Price **\$733,500** Sold Date **22-Mar-23**

 Distance **0.42km**

**3/28 NOLAN AVENUE BROOKLYN  
VIC 3012**
 3  2  2

 Sold Price **\$715,000** Sold Date **17-May-23**

 Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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