

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/61 KYLE ROAD, ALTONA NORTH, VIC**

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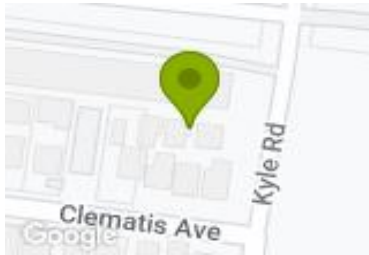
### Indicative Selling Price

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

**Price Range: \$620,000 to \$680,000**

Provided by: William Pendlebury, Sweeney Altona, Altona Meadows & Altona North

## MEDIAN SALE PRICE



**ALTONA NORTH, VIC, 3025**

Suburb Median Sale Price (House)

**\$940,000**

01 July 2022 to 30 June 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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 six months.

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

**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

### Property offered for sale

Address  
Including suburb and  
postcode

2/61 KYLE ROAD, ALTONA NORTH, VIC 3025

### Indicative selling price

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Price Range:

\$620,000 to \$680,000

### Median sale price

Median price

\$940,000

Property type

Unit

Suburb

ALTONA NORTH

Period

01 July 2022 to 30 June 2023

Source

pricfinder

### Comparable property sales

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 six months.

This Statement of Information was prepared on:

12/09/2023