

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

23A Amaranth Avenue, Altona North Vic 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$940,000 Property Type Unit Suburb Altona North

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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	2a Cyclamen Av ALTONA NORTH 3025	\$863,500	08/01/2024
2	1/3 Begonia Av ALTONA NORTH 3025	\$760,000	23/03/2024
3	2/12 Huxtable Av ALTONA NORTH 3025	\$750,000	15/12/2023

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 six months.~~

This Statement of Information was prepared on:

21/05/2024 09:25



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

March quarter 2024: \$940,000

Comparable Properties



2a Cyclamen Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 4

Price: \$863,500

Method: Private Sale

Date: 08/01/2024

Property Type: House

Land Size: 300 sqm approx



1/3 Begonia Av ALTONA NORTH 3025 (REI)

Agent Comments

3 1 2

Price: \$760,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)



2/12 Huxtable Av ALTONA NORTH 3025 (REI/VG)

Agent Comments

3 2 1

Price: \$750,000

Method: Private Sale

Date: 15/12/2023

Property Type: Townhouse (Res)

Land Size: 380 sqm approx

Account - Jas Stephens - Yarraville | P: 03 93169000