

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

KEY

REGISTER YOUR DETAILS TO VIEW AND APPLY FOR THIS PI

current Victorian government lockdown restrictions. Inspections are not permitted during

ing your details, you will be instantly provided with a video walk-through of the property,

and you will also be sent a notification of any changes to the property.

Register:

Click "Get in Touch" or "Request an Inspection" for your details

Click "Submit" or "Submit enquiry form"

State Agents are approving applications and leasing properties as per normal.

ward to receiving your application.

25 VALERIAN AVENUE, ALTONA NORTH,  3  1  1

Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Anthony Anile, Ray White Altona

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Unit)

\$701,250

01 July 2022 to 30 June 2023

Provided by: 

COMPARABLE PROPERTIES

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.



36A MARIGOLD AVE, ALTONA NORTH, VIC  3  3  1

Sale Price

\$1,220,000

Sale Date: 19/04/2023

Distance from Property: 398m



1/76 CYCLAMEN AVE, ALTONA NORTH, VIC  3  2  1

Sale Price

\$880,100

Sale Date: 07/04/2023

Distance from Property: 126m



2/335 BLACKSHAWS RD, ALTONA NORTH, VIC  3  2  1

Sale Price

\$769,000

Sale Date: 30/03/2023

Distance from Property: 380m



This report has been compiled on 22/08/2023 by Ray White Altona. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

25 VALERIAN AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: \$900,000 to \$990,000

Median sale price

Median price \$701,250

Property type House

Suburb ALTONA NORTH

Period 01 July 2022 to 30 June 2023

Source



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

| | | |
|--|-------------|------------|
| 36A MARIGOLD AVE, ALTONA NORTH, VIC 3025 | \$1,220,000 | 19/04/2023 |
| 1/76 CYCLAMEN AVE, ALTONA NORTH, VIC 3025 | \$880,100 | 07/04/2023 |
| 2/335 BLACKSHAW RD, ALTONA NORTH, VIC 3025 | \$769,000 | 30/03/2023 |

This Statement of Information was prepared

22/08/2023