

## 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

29 JOHN STREET 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

\$800,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$935,000

Property type

House

Suburb

Altona North

Period-from

01 Sep 2022

to

31 Aug 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

455 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	\$900,000	05-Apr-23
36 ROSALA AVENUE ALTONA NORTH VIC 3025	\$895,000	18-Jun-23
35 GINIFER AVENUE ALTONA NORTH VIC 3025	\$950,000	28-Mar-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.~~

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**455 BLACKSHAWS ROAD ALTONA** Sold Price **\$900,000** Sold Date **05-Apr-23**  
**NORTH VIC 3025**

3 1 -

Distance **0.15km**



**36 ROSALA AVENUE ALTONA** Sold Price **\$895,000** Sold Date **18-Jun-23**  
**NORTH VIC 3025**

3 1 1

Distance **0.62km**



**35 GINIFER AVENUE ALTONA** Sold Price **\$950,000** Sold Date **28-Mar-23**  
**NORTH VIC 3025**

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Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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