

## 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

2A CYCLAMEN 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

\$875,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Altona North

Period-from

01 Oct 2022

to

30 Sep 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

9 ANGUS AVENUE ALTONA NORTH VIC 3025	\$867,500	09-Mar-23
37 HEARN STREET ALTONA NORTH VIC 3025	\$1,030,000	13-Jun-23
13A HEARN STREET ALTONA NORTH VIC 3025	\$985,000	22-Feb-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: 30 October 2023