

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

3/101 MILLERS ROAD ALTONA NORTH VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$767,000

Property type

Unit

Suburb

Altona North

Period-from

01 May 2023

to

30 Apr 2024

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

3/56 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$750,000	02-May-24
2/53-55 KYLE ROAD ALTONA NORTH VIC 3025	\$735,000	26-Apr-24
2/2 BEGONIA AVENUE ALTONA NORTH VIC 3025	\$760,000	05-Apr-24

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: 13 May 2024



3/56 CYCLAMEN AVENUE ALTONA Sold Price
NORTH VIC 3025

3 2 1

^{RS} **\$750,000** Sold Date **02-May-24**

Distance **0.21km**



2/53-55 KYLE ROAD ALTONA
NORTH VIC 3025

3 2 1

Sold Price ^{RS} **\$735,000** Sold Date **26-Apr-24**

Distance **0.65km**



2/2 BEGONIA AVENUE ALTONA
NORTH VIC 3025

3 2 1

Sold Price **\$760,000** Sold Date **05-Apr-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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