

## 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

3/139 CHAMBERS ROAD 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

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Altona North

Period-from

01 Apr 2023

to

31 Mar 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

2/4 CHERRY AVENUE ALTONA NORTH VIC 3025	\$712,500	24-Feb-24
23A MAY STREET ALTONA NORTH VIC 3025	\$716,000	24-Feb-24
2/235 BLACKSHAW ROAD ALTONA NORTH VIC 3025	\$662,000	21-Mar-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: 03 April 2024



## 2/4 CHERRY AVENUE ALTONA NORTH VIC 3025

2 2 1

Sold Price

**\$712,500**

Sold Date **24-Feb-24**

Distance **0.83km**



## 23A MAY STREET ALTONA NORTH VIC 3025

2 1 1

Sold Price

<sup>RS</sup> **\$716,000**

Sold Date **24-Feb-24**

Distance **1.47km**



## 2/235 BLACKSHAW'S ROAD ALTONA NORTH VIC 3025

2 1 1

Sold Price

<sup>RS</sup> **\$662,000**

Sold Date **21-Mar-24**

Distance **1.91km**

RS = Recent sale

UN = Undisclosed Sale

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