

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

35 Begonia Avenue, Altona North Vic 3025

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$895,000 Property Type House Suburb Altona North

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 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
1	26 Ararat St ALTONA NORTH 3025	\$1,280,000	11/12/2023
2	34 Begonia Av ALTONA NORTH 3025	\$1,000,000	18/05/2024
3	68 Clematis Av ALTONA NORTH 3025	\$974,000	04/05/2024

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 six months.~~

This Statement of Information was prepared on:

28/05/2024 11:35

Stephen Simmonds

03 8387 0555

0498 990 001

ssimmonds@hockingstuart.com



 3  2  8

Rooms: 6

Property Type: House (Res)

Land Size: 662 sqm approx

Agent Comments

Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

March quarter 2024: \$895,000

Comparable Properties



26 Ararat St ALTONA NORTH 3025 (REI)

Agent Comments

 5  2  3

Price: \$1,280,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 579 sqm approx



34 Begonia Av ALTONA NORTH 3025 (REI)

Agent Comments

 3  1  2

Price: \$1,000,000

Method: Sold Before Auction

Date: 18/05/2024

Property Type: House

Land Size: 663 sqm approx

68 Clematis Av ALTONA NORTH 3025 (REI)

Agent Comments

 3  1  3

Price: \$974,000

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)