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	35 Begonia Avenue, Altona North Vic 3025
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$895,000	Pro	perty 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

Add	dress 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 comparableproperties 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

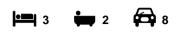


hockingstuart

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> **Indicative Selling Price** \$1,250,000 - \$1,350,000 **Median House Price** March quarter 2024: \$895,000





Rooms: 6

Property Type: House (Res) Land Size: 662 sqm approx

Agent Comments

Comparable Properties



26 Ararat St ALTONA NORTH 3025 (REI)

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Price: \$1,280,000 Method: Private Sale Date: 11/12/2023 Property Type: House Land Size: 579 sqm approx

Agent Comments



34 Begonia Av ALTONA NORTH 3025 (REI)



Price: \$1,000,000

Method: Sold Before Auction

Date: 18/05/2024 Property Type: House Land Size: 663 sqm approx **Agent Comments**

68 Clematis Av ALTONA NORTH 3025 (REI)

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Price: \$974,000 Method: Auction Sale Date: 04/05/2024

Property Type: House (Res)

Agent Comments

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