

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

4/47 MARION STREET 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 Nov 2022

to

31 Oct 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

1/175 MILLERS ROAD ALTONA NORTH VIC 3025	\$320,000	17-Jun-23
1/65 SALTLEY STREET SOUTH KINGSVILLE VIC 3015	\$330,000	26-Oct-23
4/38 JOHN STREET ALTONA NORTH VIC 3025	\$302,000	27-Sep-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: 14 November 2023

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**1/175 MILLERS ROAD ALTONA
NORTH VIC 3025**

 1  1  1

Sold Price ^{RS} **\$320,000** Sold Date **17-Jun-23**

Distance **0.67km**



**1/65 SALTLEY STREET SOUTH
KINGSVILLE VIC 3015**

 1  1  1

Sold Price ^{RS} **\$330,000** Sold Date **26-Oct-23**

Distance **1.28km**



**4/38 JOHN STREET ALTONA
NORTH VIC 3025**

 1  1  1

Sold Price ^{RS} **\$302,000**^{UN} Sold Date **27-Sep-23**

Distance **1.65km**

RS = Recent sale **UN** = Undisclosed Sale

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