

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

4/8 DUKE 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

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

1/23 EDWARD AVENUE ALTONA NORTH VIC 3025	\$682,000	26-Dec-22
4/26 EDWARD AVENUE ALTONA NORTH VIC 3025	\$680,000	18-Feb-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: 17 April 2024



**1/23 EDWARD AVENUE ALTONA
NORTH VIC 3025**

 3  2  1

Sold Price

\$682,000

Sold Date

26-Dec-22

Distance

0.44km



**4/26 EDWARD AVENUE ALTONA
NORTH VIC 3025**

 2  1  1

Sold Price

\$680,000

Sold Date

18-Feb-23

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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