

## 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

5 BLAIR COURT 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

\$1,150,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$885,000

Property type

House

Suburb

Altona North

Period-from

01 Jun 2023

to

31 May 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

13 SECOND AVENUE ALTONA NORTH VIC 3025	\$1,215,000	11-Feb-23
17 MCARTHURS ROAD ALTONA NORTH VIC 3025	\$1,117,000	10-Feb-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: 24 June 2024

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**13 SECOND AVENUE ALTONA  
NORTH VIC 3025**

3 1 4

Sold Price **\$1,215,000** Sold Date **11-Feb-23**

Distance **0.63km**



**17 MCARTHURS ROAD ALTONA  
NORTH VIC 3025**

3 2 -

Sold Price **\$1,117,000** Sold Date **10-Feb-24**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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