

## 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

6 HENDREN AVENUE 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

\$800,000

&

\$845,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2023

to

29 Feb 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 8 LULY STREET ALTONA NORTH VIC 3025   | \$840,000 | 06-Jul-23 |
| 79 FIFTH AVENUE ALTONA NORTH VIC 3025 | \$847,000 | 25-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: 08 March 2024

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**8 LULY STREET ALTONA NORTH  
VIC 3025**

Sold Price

**\$840,000**

Sold Date

**06-Jul-23**

 3  2  1

Distance

**0.2km**



**79 FIFTH AVENUE ALTONA NORTH  
VIC 3025**

Sold Price

**\$847,000**

Sold Date

**25-Feb-23**

 3  2  3

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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