

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

7/420 Blackshaws Road, Altona North Vic 3025

Indicative selling price

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

Single price \$355,000

Median sale price

Median price \$837,500

Property Type Unit

Suburb Altona North

Period - From 01/07/2023

to 30/09/2023

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	Price	Date of sale
1	2/418 Blackshaws Rd ALTONA NORTH 3025	\$396,000	01/08/2023
2			
3			

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 six months.

This Statement of Information was prepared on:

17/10/2023 16:07

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Indicative Selling Price

\$355,000

Median Unit Price

September quarter 2023: \$837,500



Rooms: 3

Property Type: Flat

Agent Comments

Two bedroom first floor flat with balcony, west facing.

Comparable Properties



2/418 Blackshaws Rd ALTONA NORTH 3025 (REI/VG)



Price: \$396,000

Method: Private Sale

Date: 01/08/2023

Property Type: Unit

Agent Comments

Two bedroom ground floor flat next door. Courtyard instead of balcony, but less natural light.

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 six months.