

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

8/221 BLACKSHAWS ROAD 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

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

1/7 KERNOT STREET SPOTSWOOD VIC 3015	\$520,000	23-Apr-24
5/15 STAPLEY CRESCENT ALTONA NORTH VIC 3025	\$520,000	08-Nov-23
1/70 MISTEN AVENUE ALTONA NORTH VIC 3025	\$445,000	23-May-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: 26 June 2024



1/7 KERNOT STREET SPOTSWOOD VIC 3015 Sold Price **\$520,000** Sold Date **23-Apr-24**

2 1 1

Distance **0.99km**



5/15 STAPLEY CRESCENT ALTONA NORTH VIC 3025 Sold Price Sold Date **08-Nov-23**

2 1 1

Distance **0.4km**



1/70 MISTEN AVENUE ALTONA NORTH VIC 3025 Sold Price ^{RS} **\$445,000** ^{UN} Sold Date **23-May-24**

2 1 1

Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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