

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

85B FIRST AVENUE 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,694

Property type

Unit

Suburb

Altona North

Period-from

01 Jul 2022

to

30 Jun 2023

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

79 FIFTH AVENUE ALTONA NORTH VIC 3025	847000	25-Feb-23
36 THE CIRCLE ALTONA NORTH VIC 3025	850000	27-May-23
5 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	800000	22-Jun-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: 12 July 2023



79 FIFTH AVENUE ALTONA NORTH VIC 3025 Sold Price

847000 Sold Date **25-Feb-23**

 3  2  3

Distance **0.57km**



36 THE CIRCLE ALTONA NORTH VIC 3025 Sold Price

^{RS} **850000** Sold Date **27-May-23**

 3  2  1

Distance **0.97km**



5 CYCLAMEN AVENUE ALTONA NORTH VIC 3025 Sold Price

^{RS} **800000** Sold Date **22-Jun-23**

 3  2  1

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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