

# 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 93 Fifth 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)

Range between \$990,000 & \$1,089,000

### Median sale price

Median price \$883,000 Property Type House Suburb Altona North

Period - From 01/01/2023 to 31/12/2023 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	40 Mcintosh Rd ALTONA NORTH 3025	\$1,140,000	16/03/2024
2	119 Fifth Av ALTONA NORTH 3025	\$907,000	19/10/2023
3	45 Ginifer Av ALTONA NORTH 3025	\$900,000	15/12/2023

**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: 02/04/2024 21:41



3   1   2

**Property Type:** House  
**Land Size:** 557 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$990,000 - \$1,089,000  
**Median House Price**  
Year ending December 2023: \$883,000

## Comparable Properties



**40 McIntosh Rd ALTONA NORTH 3025 (REI)**   **Agent Comments**

3   1   2

**Price:** \$1,140,000  
**Method:** Auction Sale  
**Date:** 16/03/2024  
**Property Type:** House  
**Land Size:** 552 sqm approx



**119 Fifth Av ALTONA NORTH 3025 (REI/VG)**   **Agent Comments**

3   1   2

**Price:** \$907,000  
**Method:** Private Sale  
**Date:** 19/10/2023  
**Property Type:** House  
**Land Size:** 557 sqm approx

**45 Ginifer Av ALTONA NORTH 3025 (VG)**   **Agent Comments**

3   -   -

**Price:** \$900,000  
**Method:** Sale  
**Date:** 15/12/2023  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx