

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 Edward 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$743,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/34 Cyclamen Avenue Altona North VIC 3025	\$860,000	06-Nov-21
5/9-11 Sutton Avenue Altona North VIC 3025	\$830,000	03-Dec-21
18 Hendren Avenue Altona North VIC 3025	\$840,000	05-Aug-21

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 February 2022



1/34 Cyclamen Avenue Altona North VIC 3025

3 2 1

Sold Price

\$860,000

Sold Date **06-Nov-21**

Distance **0.57km**



5/9-11 Sutton Avenue Altona North VIC 3025

3 2 2

Sold Price

\$830,000

Sold Date **03-Dec-21**

Distance **1.24km**



18 Hendren Avenue Altona North VIC 3025

3 3 2

Sold Price

\$840,000

Sold Date **05-Aug-21**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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