

## 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

4/13 KYLE ROAD 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) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

Suburb

Altona North

Period-from

01 May 2021

to

30 Apr 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

2/32 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	\$805,000	20-Mar-22
22 GLADE AVENUE ALTONA NORTH VIC 3025	\$750,000	18-Feb-22
1/36 AMARANTH AVENUE ALTONA NORTH VIC 3025	\$732,000	26-Oct-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: 12 May 2022



**2/32 CYCLAMEN AVENUE ALTONA** Sold Price

<sup>RS</sup> **\$805,000** Sold Date **20-Mar-22**

3 2 2

Distance **0.34km**

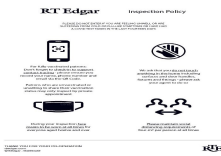


**22 GLADE AVENUE ALTONA** Sold Price

**\$750,000** Sold Date **18-Feb-22**

3 1 2

Distance **-**



**1/36 AMARANTH AVENUE ALTONA** Sold Price

**\$732,000** Sold Date **26-Oct-21**

3 2 2

Distance **0.22km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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