

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

96A MCINTOSH 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,500

Property type

House

Suburb

Altona North

Period-from

01 Aug 2023

to

31 Jul 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

60A SEVENTH AVENUE ALTONA NORTH VIC 3025	\$1,200,000	29-Jul-24
49 HEARN STREET ALTONA NORTH VIC 3025	\$1,180,000	22-May-24
87 HANSEN STREET ALTONA NORTH VIC 3025	\$1,200,000	01-Mar-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: 01 August 2024

Tassie El-Hassan P
03 9392 7888
M 0425 847 731
E tassie.elhassan@ljhooker.com.au



60A SEVENTH AVENUE ALTONA NORTH
VIC 3025

4 3 1

Sold Price

^{RS} \$1,200,000

Sold Date

29-Jul-24

Distance

0.4km



49 HEARN STREET ALTONA NORTH
VIC 3025

4 3 3

Sold Price

^{RS} \$1,180,000

Sold Date

22-May-24

Distance

0.66km



87 HANSEN STREET ALTONA NORTH
VIC 3025

4 3 1

Sold Price

\$1,200,000

Sold Date

01-Mar-24

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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