

## 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

22A Edward 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Altona North

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/36 Valerian Avenue Altona North VIC 3025	\$778,500	16-Nov-20
89 Marion Street Altona North VIC 3025	\$745,000	08-Dec-20
102A Sixth Avenue Altona North VIC 3025	\$745,000	08-Dec-20

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.~~

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**2/36 Valerian Avenue Altona North VIC 3025** Sold Price **\$778,500** Sold Date **16-Nov-20**

 3  2  2

Distance **0.43km**



**89 Marion Street Altona North VIC 3025** Sold Price **\$745,000** Sold Date **08-Dec-20**

 2  2  1

Distance **0.71km**



**102A Sixth Avenue Altona North VIC 3025** Sold Price Sold Date **08-Dec-20**

 3  2  2

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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