

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

3/185 Millers 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

\$470,000

&

\$510,000

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

4/175 Millers Road Altona North VIC 3025	\$420,000	30-Oct-20
3/45 Knapp Street Altona North VIC 3025	\$597,000	15-Jan-21
3/9 Prentice Street Altona North VIC 3025	\$505,000	15-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.~~

This Statement of Information was prepared on: 25 January 2021



**4/175 Millers Road Altona North
VIC 3025**

2 1 1

Sold Price

^{RS} **\$420,000** Sold Date **30-Oct-20**

Distance **0.09km**



**3/45 Knapp Street Altona North
VIC 3025**

2 1 1

Sold Price

^{RS} **\$597,000** ^{UN} Sold Date **15-Jan-21**

Distance **1.42km**



**3/9 Prentice Street Altona North
VIC 3025**

2 1 1

Sold Price

^{RS} **\$505,000** Sold Date **15-Dec-20**

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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