

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

3/326 BLACKSHAWS 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,500

Property type

Unit

Suburb

Altona North

Period-from

01 Jan 2023

to

31 Dec 2023

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

6 HARRIS STREET ALTONA NORTH VIC 3025

\$770,000

14-Aug-23

11A MAXWELL AVENUE ALTONA NORTH VIC 3025

\$737,000

12-Nov-23

194B BLACKSHAWS ROAD ALTONA NORTH VIC 3025

\$705,000

18-Nov-23

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: 16 January 2024



6 HARRIS STREET ALTONA NORTH VIC 3025 Sold Price

^{RS} **\$770,000** Sold Date **14-Aug-23**

2 2 1

Distance **1.44km**

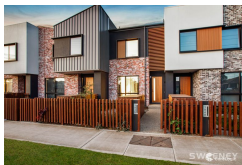


11A MAXWELL AVENUE ALTONA NORTH VIC 3025 Sold Price

^{RS} **\$737,000** Sold Date **12-Nov-23**

3 1 1

Distance **1.26km**



194B BLACKSHAW'S ROAD ALTONA NORTH VIC 3025 Sold Price

^{RS} **\$705,000** Sold Date **18-Nov-23**

2 1 1

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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