

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 MONTEITH STREET 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$961,000

Property type

House

Suburb

Altona North

Period-from

01 Apr 2022

to

31 Mar 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

13 SECOND AVENUE ALTONA NORTH VIC 3025	\$1,215,000	11-Feb-23
7 SECOND AVENUE ALTONA NORTH VIC 3025	\$1,300,000	19-Oct-22

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: 24 April 2023



13 SECOND AVENUE ALTONA NORTH VIC 3025

4 2 2

Sold Price ^{RS} **\$1,215,000** Sold Date **11-Feb-23**

Distance **1.18km**



7 SECOND AVENUE ALTONA NORTH VIC 3025

4 2 5

Sold Price **\$1,300,000** Sold Date **19-Oct-22**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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