

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

1/13 KYLE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$739,888

Property type

Unit

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

2/335 BLACKSHAWS ROAD ALTONA NORTH VIC 3025	\$769,000	31-Mar-23
2A FIRST AVENUE ALTONA NORTH VIC 3025	\$757,000	25-Feb-23
5A BEURON ROAD ALTONA NORTH VIC 3025	\$787,500	18-Feb-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: 27 April 2023



2/335 BLACKSHAW ROAD ALTONA NORTH VIC 3025

3 2 1

Sold Price

RS

\$769,000

Sold Date

31-Mar-23

Distance

0.42km



2A FIRST AVENUE ALTONA NORTH VIC 3025

3 1 1

Sold Price

RS

\$757,000

Sold Date

25-Feb-23

Distance

1.24km



5A BEURON ROAD ALTONA NORTH VIC 3025

3 2 2

Sold Price

\$787,500

Sold Date

18-Feb-23

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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