

## 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

44 Fifth 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$795,000

Property type

House

Suburb

Altona North

Period-from

01 May 2019

to

30 Apr 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 Bright Avenue Altona North VIC 3025	\$635,000	03-Mar-20
18 Murphy Street Altona North VIC 3025	\$688,000	30-Nov-19
1/25 Mahon Avenue Altona North VIC 3025	\$682,000	22-Feb-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: 04 May 2020

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**4 Bright Avenue Altona North VIC 3025**

Sold Price **\$635,000** Sold Date **03-Mar-20**

3 1 1

Distance **0.87km**



**18 Murphy Street Altona North VIC 3025**

Sold Price **\$688,000** Sold Date **30-Nov-19**

3 1 2

Distance **0.93km**



**1/25 Mahon Avenue Altona North VIC 3025**

Sold Price **\$682,000** Sold Date **22-Feb-20**

3 1 -

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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