

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

1/34 Cyclamen Avenue 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

\$840,000

&

\$910,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,500

Property type

Unit

Suburb

Altona North

Period-from

01 Oct 2020

to

30 Sep 2021

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

1 Hearn Street Altona North VIC 3025	\$850,000	19-Jul-21
1/42 Freemans Road Altona North VIC 3025	\$880,000	29-Jun-21
5A Abbeygate Street Altona North VIC 3025	\$925,000	24-Jun-21

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: 13 October 2021

Vince Caramia
P 8387 0000
M 0405 122 925
E vcaramia@greghocking.com.au



1 Hearn Street Altona North VIC 3025

3 2 2

Sold Price

\$850,000

Sold Date

19-Jul-21

Distance

1.21km



1/42 Freemans Road Altona North VIC 3025

4 3 2

Sold Price

\$880,000

Sold Date

29-Jun-21

Distance

1.25km



5A Abbeygate Street Altona North VIC 3025

4 2 1

Sold Price

\$925,000

Sold Date

24-Jun-21

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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