

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 14 Cresser Street, Altona North, VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$650,000

&

\$699,000

Median sale price

Median price

\$840,000

Property Type

Townhouse

Suburb

Altona North (3025)

Period - From

12/03/2020

to

11/03/2021

Source

realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
2/47 MARIGOLD AVENUE, ALTONA NORTH VIC 3025	\$728,000	03/03/2021
2/335 BLACKSHAW ROAD, ALTONA NORTH VIC 3025	\$680,000	08/01/2021
23 PAPROTH GROVE, ALTONA NORTH VIC 3025	\$700,000	17/12/2020

This Statement of Information was prepared on: 16/03/2021