

# 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 1/67 Marigold 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)

Price Range

\$740,000

&

\$780,000

### Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Altona North (3025)

Period - From

01/07/2018

to

30/06/2019

Source

REIV

### Comparable property sales

**A** 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
1/4 Prismall street, Altona North Vic 3025	\$730,000	07/07/2019
68A CHAMBERS ROAD, ALTONA NORTH VIC 3025	\$760,000	30/10/2019
2/4 PRISMALL STREET, ALTONA NORTH VIC 3025	\$755,500	17/08/2019

This Statement of Information was prepared on: 08/11/2019