

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

3/148 Chambers 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Altona North

Period-from

01 Mar 2020

to

28 Feb 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

1/49 Misten Avenue Altona North VIC 3025	\$720,000	12-Dec-20
2/79 Hansen Street Altona North VIC 3025	\$708,000	23-Dec-20
2/77 Hansen Street Altona North VIC 3025	\$675,000	06-Oct-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: 09 March 2021



**1/49 Misten Avenue Altona North
 VIC 3025**

3 1 1

Sold Price **\$720,000** Sold Date **12-Dec-20**

Distance **0.39km**



**2/79 Hansen Street Altona North
 VIC 3025**

2 1 1

Sold Price ^{RS} **\$708,000** Sold Date **23-Dec-20**

Distance **1.97km**



**2/77 Hansen Street Altona North
 VIC 3025**

2 2 2

Sold Price **\$675,000** Sold Date **06-Oct-20**

Distance **1.98km**

RS = Recent sale UN = Undisclosed Sale

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