

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

71 McIntosh 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$793,500

Property type

House

Suburb

Altona North

Period-from

01 Nov 2018

to

31 Oct 2019

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

32 Mills Street Altona North VIC 3025	\$780,000	14-Oct-19
24 Angus Avenue Altona North VIC 3025	\$800,000	19-Oct-19
16 Marigold Avenue Altona North VIC 3025	\$812,500	10-Jul-19

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: 20 November 2019

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32 Mills Street Altona North VIC 3025

3 1 1

Sold Price

^{RS} **\$780,000**

Sold Date

14-Oct-19

Distance

0.21km



24 Angus Avenue Altona North VIC 3025

- - 2

Sold Price

^{RS} **\$800,000**

Sold Date

19-Oct-19

Distance

0.74km



16 Marigold Avenue Altona North VIC 3025

3 1 5

Sold Price

\$812,500

Sold Date

10-Jul-19

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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