

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

3/45 Kyle 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

\$580,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

Unit

Suburb

Altona North

Period-from

01 May 2019

to

30 Apr 2020

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

3/54A Mills Street Altona North VIC 3025	\$602,000	29-Feb-20
3/235 Blackshaws Road Altona North VIC 3025	\$585,000	15-Feb-20
3/24 Jeffrey Avenue Altona North VIC 3025	\$595,000	07-Dec-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: 18 May 2020



3/54A Mills Street Altona North VIC 3025 Sold Price **\$602,000** Sold Date **29-Feb-20**

 2  1  1

Distance **1.61km**



3/235 Blackshaws Road Altona North VIC 3025 Sold Price **\$585,000** Sold Date **15-Feb-20**

 2  1  1

Distance **0.85km**



3/24 Jeffrey Avenue Altona North VIC 3025 Sold Price **\$595,000** Sold Date **07-Dec-19**

 2  1  1

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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