

## 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

1/11 Delphin 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Altona North

Period-from

01 Sep 2018

to

31 Aug 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

1/36 Valerian Avenue Altona North VIC 3025	\$760,000	09-Aug-19
1/38 Clematis Avenue Altona North VIC 3025	\$710,000	18-Jul-19
1/40 Greene Street South Kingsville VIC 3015	\$835,000	03-Jun-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 September 2019



**1/36 Valerian Avenue Altona North VIC 3025** Sold Price **\$760,000<sup>UN</sup>** Sold Date **09-Aug-19**

 3  2  1

Distance **0.31km**



**1/38 Clematis Avenue Altona North VIC 3025** Sold Price **\$710,000** Sold Date **18-Jul-19**

 3  2  1

Distance **0.44km**



**1/40 Greene Street South Kingsville VIC 3015** Sold Price **\$835,000** Sold Date **03-Jun-19**

 3  2  1

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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