



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**46 Third Avenue,
ALTONA NORTH 3025**

House
3 beds 1 baths 2 parking

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$800,000 - \$880,000

Median sale price

Median **House** for **ALTONA NORTH** for period **Apr 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$790,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

39 Marion Street,
Altona North 3025

Price **\$855,000** Sold 19
October 2019

8 Marigold Avenue,
Altona North 3025

Price **\$880,000** Sold 15 June
2019

45 Freemans Road,
Altona North 3025

Price **\$790,000** Sold 23 July
2019

This Statement of Information was prepared on 7th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Sweeney Altona, Altona Meadows & Altona North

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