

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

478 BLACKSHAW'S 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$967,500

Property type

House

Suburb

Altona North

Period-from

01 Apr 2022

to

31 Mar 2023

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

5 PRISMAL STREET ALTONA NORTH VIC 3025	\$945,000	03-Dec-22
7 BEURON ROAD ALTONA NORTH VIC 3025	\$920,000	25-Oct-22
13 RYMILL COURT ALTONA NORTH VIC 3025	\$890,000	08-Oct-22

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.~~

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5 PRISMALL STREET ALTONA NORTH VIC 3025

3 2 2

Sold Price **\$945,000** Sold Date **03-Dec-22**

Distance **2.89km**



7 BEURON ROAD ALTONA NORTH VIC 3025

3 2 2

Sold Price **\$920,000** Sold Date **25-Oct-22**

Distance **1.1km**



13 RYMILL COURT ALTONA NORTH VIC 3025

3 2 3

Sold Price **\$890,000** Sold Date **08-Oct-22**

Distance **0.5km**

RS = Recent sale UN = Undisclosed Sale

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