

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

6 HENDREN AVENUE 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

\$790,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$885,000

Property type

Commercial

Suburb

Altona North

Period-from

01 Jun 2023

to

31 May 2024

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

| | | |
|--|-----------|-----------|
| 79A FOURTH AVENUE ALTONA NORTH VIC 3025 | \$800,000 | 07-May-24 |
| 2/81 MAY STREET ALTONA NORTH VIC 3025 | \$830,000 | 03-May-24 |
| 1/26 EDWARD AVENUE ALTONA NORTH VIC 3025 | \$820,000 | 27-Apr-24 |

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: 10 June 2024

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**79A FOURTH AVENUE ALTONA
NORTH VIC 3025**

3 2 1

Sold Price

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

Sold Date **07-May-24**

Distance **0.88km**



**2/81 MAY STREET ALTONA NORTH
VIC 3025**

3 2 1

Sold Price

^{RS} **\$830,000**

Sold Date **03-May-24**

Distance **0.78km**



**1/26 EDWARD AVENUE ALTONA
NORTH VIC 3025**

3 2 1

Sold Price

^{RS} **\$820,000**

Sold Date **27-Apr-24**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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