

## 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

34 FREEMANS ROAD 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

\$999,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Altona North

Period-from

01 Aug 2023

to

31 Jul 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

17 MAXWELL AVENUE ALTONA NORTH VIC 3025	\$1,020,000	27-Jul-24
34 ANGUS AVENUE ALTONA NORTH VIC 3025	\$1,000,000	10-Aug-24
3 THE BROADWAY ALTONA NORTH VIC 3025	\$1,000,000	28-Jun-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: 13 August 2024



**17 MAXWELL AVENUE ALTONA  
NORTH VIC 3025**

4 2 2

Sold Price <sup>RS</sup> **\$1,020,000** Sold Date **27-Jul-24**

Distance **2.44km**



**34 ANGUS AVENUE ALTONA  
NORTH VIC 3025**

4 2 2

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **10-Aug-24**

Distance **1.78km**



**3 THE BROADWAY ALTONA  
NORTH VIC 3025**

3 2 -

Sold Price <sup>RS</sup> **\$1,000,000** Sold Date **28-Jun-24**

Distance **2.25km**

RS = Recent sale      UN = Undisclosed Sale

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