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

5 BRIGHT AVENUE ALTONA NORTH VIC 3025

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$845,000	&	\$875,000
Median sale price (*Delete house or unit as app	licable)				
Median Price	\$735,000 P	Property type	Unit	Suburb	Altona North

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale
1/4 MURPHY STREET ALTONA NORTH VIC 3025	\$820,000	22-Dec-24
4/24 EDWARD AVENUE ALTONA NORTH VIC 3025	\$820,000	13-Dec-24
58B MACDONALD AVENUE ALTONA NORTH VIC 3025	\$830,000	06-Feb-25

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: 19 February 2025

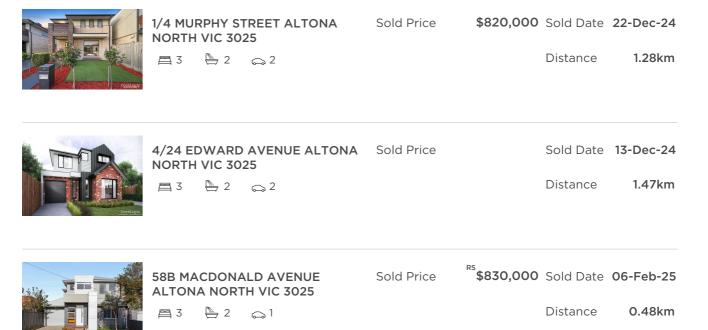
Source



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consumer.vic.gov.au





RS = Recent sale UN = Undisclosed Sale

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