

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

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 applicable)

Median Price

\$735,000

Property type

Unit

Suburb

Altona North

Period-from

01 Feb 2024

to

31 Jan 2025

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

| | | |
|--|-----------|-----------|
| 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



**1/4 MURPHY STREET ALTONA
NORTH VIC 3025**

3 2 2

Sold Price

\$820,000

Sold Date **22-Dec-24**

Distance **1.28km**



**4/24 EDWARD AVENUE ALTONA
NORTH VIC 3025**

3 2 2

Sold Price

Sold Date **13-Dec-24**

Distance **1.47km**



**58B MACDONALD AVENUE
ALTONA NORTH VIC 3025**

3 2 1

Sold Price

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

Sold Date **06-Feb-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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