

## 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

40B MACDONALD AVENUE 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

or range  
between

\$1,275,000

&

\$1,325,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Altona North

Period-from

01 Nov 2023

to

31 Oct 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

4 JEFFREY AVENUE ALTONA NORTH VIC 3025	\$1,256,000	27-Jul-24
87 FOURTH AVENUE ALTONA NORTH VIC 3025	\$1,300,000	05-Sep-24
88 MARION STREET ALTONA NORTH VIC 3025	\$1,315,000	27-Aug-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: 14 November 2024



**4 JEFFREY AVENUE ALTONA  
NORTH VIC 3025**

4 3 1

Sold Price <sup>RS</sup> **\$1,256,000** Sold Date **27-Jul-24**

Distance **0.67km**



**87 FOURTH AVENUE ALTONA  
NORTH VIC 3025**

4 3 1

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **05-Sep-24**

Distance **0.71km**



**88 MARION STREET ALTONA  
NORTH VIC 3025**

4 3 1

Sold Price <sup>RS</sup> **\$1,315,000** Sold Date **27-Aug-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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