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	99 SEVENTH 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	$1,000,000	&	$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$992,800	Property type	House	Suburb	Altona North
Period-from	01 Jan 2022	to	31 Dec 2022	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
72 FIRST AVENUE ALTONA NORTH VIC 3025	$1,005,000	29-Aug-22
127 MILLERS ROAD ALTONA NORTH VIC 3025	$1,020,000	22-Dec-22
16 CYCLAMEN AVENUE ALTONA NORTH VIC 3025	$1,100,000	10-Dec-22

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: 23 January 2023

Jerome Yie-ong
M 0468777716
E jyang.rowville@ljhooker.com.au



72 FIRST AVENUE ALTONA NORTH VIC 3025

4 1 2

Sold Price **$1,005,000** Sold Date **29-Aug-22**

Distance **0.68km**



127 MILLERS ROAD ALTONA NORTH VIC 3025

4 2 3

Sold Price RS **$1,020,000** Sold Date **22-Dec-22**

Distance **0.92km**



16 CYCLAMEN AVENUE ALTONA NORTH VIC 3025

4 1 6

Sold Price RS **$1,100,000** Sold Date **10-Dec-22**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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