

STATEMENT OF INFORMATION

1&2, 1 JOEL AVENUE, ALTONA NORTH, VIC 3025

PREPARED BY TALAL EL-HASSAN JP, HUNTER FRENCH, PHONE: 0425 847 731

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1&2, 1 JOEL AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$600,000 to \$660,000

Median sale price

Median price

\$635,000

House

Unit

X

Suburb

ALTONA NORTH

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
2/35 KYLE RD, ALTONA NORTH, VIC 3025	*\$682,000	17/03/2018
4 BEGONIA AVE, ALTONA NORTH, VIC 3025	*\$625,000	21/02/2018
2/8 MONTEITH ST, ALTONA NORTH, VIC 3025	*\$640,000	11/12/2017