

## 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

1/3 DELPHIN 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)

Price Range: \$750,000 to \$780,000

### Median sale price

Median price

\$788,000

House

Unit

X

Suburb

ALTONA NORTH

Period

01 July 2017 to 31 December 2017

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
1/4 PRENTICE ST, ALTONA NORTH, VIC 3025	\$755,000	11/11/2017
8 LULY ST, ALTONA NORTH, VIC 3025	\$770,000	04/11/2017
27 MITCHELL AVE, ALTONA NORTH, VIC 3025	*\$798,000	02/10/2017

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/3 DELPHIN AVENUE, ALTONA NORTH,**

3 2 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$750,000 to \$780,000**

## MEDIAN SALE PRICE



**ALTONA NORTH, VIC, 3025**

Suburb Median Sale Price (House)

**\$788,000**

01 July 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**1/4 PRENTICE ST, ALTONA NORTH, VIC 3025**

3 2 2

Sale Price

**\$755,000**

Sale Date: 11/11/2017

Distance from Property: 1.5km



**8 LULY ST, ALTONA NORTH, VIC 3025**

3 2 1

Sale Price

**\$770,000**

Sale Date: 04/11/2017

Distance from Property: 1.1km



**27 MITCHELL AVE, ALTONA NORTH, VIC 3025**

3 2 2

Sale Price

**\*\$798,000**

Sale Date: 02/10/2017

Distance from Property: 971m

This report has been compiled on 21/02/2018 by Mancini Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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