

STATEMENT OF INFORMATION

96 THIRD AVENUE, ALTONA NORTH, VIC 3025

PREPARED BY JOHN J DINATALE, P DI NATALE PTY LTD WERRIBEE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



96 THIRD AVENUE, ALTONA NORTH, VIC

3 1 1

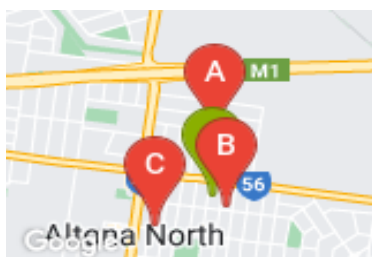
Indicative Selling Price

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

Single Price: **1,200.000**

Provided by: John j DiNatale, P Di Natale Pty Ltd Werribee

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$999,500

01 April 2021 to 31 March 2022

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.



36 DELPHIN AVE, ALTONA NORTH, VIC 3025

3 2 3

Sale Price

***\$1,250,000**

Sale Date: 22/04/2022

Distance from Property: 447m



44 MAY ST, ALTONA NORTH, VIC 3025

3 1 2

Sale Price

***\$1,161,000**

Sale Date: 22/04/2022

Distance from Property: 112m



96 MARION ST, ALTONA NORTH, VIC 3025

3 1 1

Sale Price

***\$1,185,000**

Sale Date: 08/03/2022

Distance from Property: 429m



This report has been compiled on 10/05/2022 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

96 THIRD AVENUE, ALTONA NORTH, VIC 3025


Indicative selling price

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

Single Price: 1,200.000

Median sale price

Median price \$999,500 Property type House Suburb ALTONA NORTH

Period 01 April 2021 to 31 March 2022 Source 

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
36 DELPHIN AVE, ALTONA NORTH, VIC 3025	*\$1,250,000	22/04/2022
44 MAY ST, ALTONA NORTH, VIC 3025	*\$1,161,000	22/04/2022
96 MARION ST, ALTONA NORTH, VIC 3025	*\$1,185,000	08/03/2022

This Statement of Information was prepared on: 10/05/2022