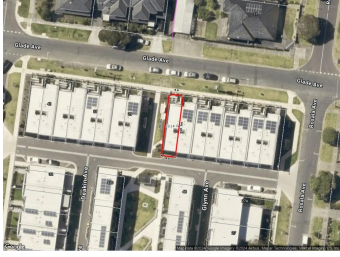


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



27 GLADE AVENUE, ALTONA NORTH, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$590,000 to \$630,000**

Provided by: Richard Anile , Ray White Altona

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$912,500

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



3/139 CHAMBERS RD, ALTONA NORTH, VIC



Sale Price

***\$687,500**

Sale Date: 31/07/2024

Distance from Property: 230m



1/24 RYMILL CRT, ALTONA NORTH, VIC 3025



Sale Price

****\$680,000**

Sale Date: 30/09/2024

Distance from Property: 509m

This report has been compiled on 22/10/2024 by Ray White Altona. Property Data Solutions Pty Ltd 2024 - 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: 27 GLADE AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: \$590,000 to \$630,000

Median sale price

Median price: \$912,500 Property type: House Suburb: ALTONA NORTH
Period: 01 October 2023 to 30 September 2024 Source: pricfinder

Comparable property sales

The estate agent or agents representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
3/139 CHAMBERS RD, ALTONA NORTH, VIC 3025	*\$687,500	31/07/2024
1/24 RYMILL CRT, ALTONA NORTH, VIC 3025	**\$680,000	30/09/2024

This Statement of Information was prepared on: 22/10/2024