

## 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

2/59 Rosala 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$670,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,250

Property type

Other

Suburb

Altona North

Period-from

01 Jan 2020

to

31 Dec 2020

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

2/2 Valerian Avenue Altona North VIC 3025	\$745,000	13-Oct-20
89 Marion Street Altona North VIC 3025	\$745,000	08-Dec-20
2/79 Hansen Street Altona North VIC 3025	\$708,000	23-Dec-20

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: 27 January 2021



**2/2 Valerian Avenue Altona North  
VIC 3025**

 3  2  -

Sold Price

**\$745,000**

Sold Date **13-Oct-20**

Distance **0.94km**



**89 Marion Street Altona North VIC  
3025**

 2  2  1

Sold Price

Sold Date **08-Dec-20**

Distance **1.3km**



**2/79 Hansen Street Altona North  
VIC 3025**

 2  1  1

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date **23-Dec-20**

Distance **2.28km**

RS = Recent sale

UN = Undisclosed Sale

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