SWEENEY

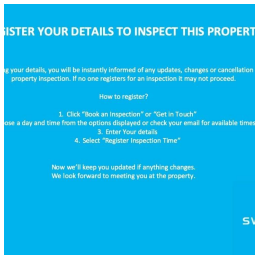
STATEMENT OF INFORMATION

273 BLACKSHAWS ROAD, ALTONA NORTH, VIC 3025

PREPARED BY DANNY CHAPMAN, PHONE: 0425 850 610

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



273 BLACKSHAWS ROAD, ALTONA

3 1 1

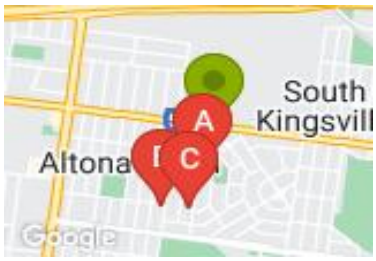
Indicative Selling Price

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

Price Range: **$830 000 to $890 000**

Provided by: Danny Chapman, Sweeney Altona, Altona Meadows & Altona North

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

$980,000

01 January 2022 to 31 December 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.



46 MACDONALD AVE, ALTONA NORTH, VIC

3 1 2

Sale Price

***$960,000**

Sale Date: 02/03/2023

Distance from Property: 303m

A



110 MILLS ST, ALTONA NORTH, VIC 3025

3 1 1

Sale Price

$1,022,500

Sale Date: 05/12/2022

Distance from Property: 652m

B



17 MACDONALD AVE, ALTONA NORTH, VIC

3 1 3

Sale Price

****$1,000,000**

Sale Date: 19/11/2022

Distance from Property: 588m

C

This report has been compiled on 07/03/2023 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state 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: 273 BLACKSHAWS ROAD, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: $830 000 to $890 000

Median sale price

Median price	$980,000	Property type	House	Suburb	ALTONA NORTH
Period	01 January 2022 to 31 December 2022	Source	pricefinder		

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
46 MACDONALD AVE, ALTONA NORTH, VIC 3025	*$960,000	02/03/2023
110 MILLS ST, ALTONA NORTH, VIC 3025	$1,022,500	05/12/2022
17 MACDONALD AVE, ALTONA NORTH, VIC 3025	**$1,000,000	19/11/2022

This Statement of Information was prepared on: 07/03/2023