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	31 John Street, Altona North Vic 3025

Indicative selling price

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

Single price $920,000

Median sale price

Median price $900,000 Property Type House Suburb Altona North

Period - From 02/09/2023 to 01/09/2024 Source REIV

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 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	8 Gadsden St ALTONA NORTH 3025	$900,000	29/07/2024
2	24 Binns St ALTONA NORTH 3025	$875,000	04/05/2024
3			

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 six months.

This Statement of Information was prepared on: 02/09/2024 14:51



3 -

Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$920,000
Median House Price
02/09/2023 - 01/09/2024: $900,000

Comparable Properties



8 Gadsden St ALTONA NORTH 3025 (REI)

3 1 1

Price: $900,000
Method: Private Sale
Date: 29/07/2024
Property Type: House

Agent Comments



24 Binns St ALTONA NORTH 3025 (REI/VG)

3 1 5

Price: $875,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

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 six months.

Account - Hodges | P: 03 9557 7891 | F: 03 9557 6375

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