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	7 Marsh Street, Altona North Vic 3025

Indicative selling price

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

Single price $1,080,000

Median sale price

Median price $850,000 Property Type House Suburb Altona North

Period - From 16/03/2020 to 15/03/2021 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	139 Millers Rd ALTONA NORTH 3025	$1,200,000	18/07/2020
2	17 Clematis Av ALTONA NORTH 3025	$1,070,000	21/03/2020
3	35 Begonia Av ALTONA NORTH 3025	$1,035,000	21/08/2020

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: 16/03/2021 10:40

7 Marsh Street, Altona North Vic 3025



3 1 3

Property Type: House (Res)
Land Size: 830 sqm approx

Agent Comments

Indicative Selling Price
$1,080,000
Median House Price
16/03/2020 - 15/03/2021: $850,000

Comparable Properties

139 Millers Rd ALTONA NORTH 3025 (REI)

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Price: $1,200,000
Method: Sold After Auction
Date: 18/07/2020
Property Type: House (Res)
Land Size: 663 sqm approx

Agent Comments



17 Clematis Av ALTONA NORTH 3025 (REI)

3 2 5

Price: $1,070,000
Method: Auction Sale
Date: 21/03/2020
Property Type: House (Res)
Land Size: 648 sqm approx

Agent Comments

35 Begonia Av ALTONA NORTH 3025 (REI)

3 2 9

Price: $1,035,000
Method: Private Sale
Date: 21/08/2020
Property Type: House (Res)
Land Size: 670 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.