

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

40 CLEMATIS AVENUE, ALTONA NORTH 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

\$790,000

or range between

&

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$780,000

\*House

X

\*Unit

Suburb

ALTONA NORTH

Period - From

1 OCT 2018

to

31 DEC 2018

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. 23 MACDONALD AVENUE, ALTONA NORTH 3025	\$855,000	29 NOV 2018
2. 33 MACDONALD AVENUE, ALTONA NORTH 3025	\$780,000	11 JAN 2019
3. 68 MISTEN AVENUE, ALTONA NORTH 3025	\$750,000	27 SEPT 2018

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.~~