

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

1 Kearney Avenue, Altona

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

\$840,000

or range between

&

Median sale price

Median price

\$1,010,000

Property type

HOUSE

Suburb

ALTONA

Period - From

1 Jan 2020

to

31 March 2020

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. 72 McIntyre Drive, Altona	\$838,000	19 DEC 2019
2. 8 Rush Court, Altona	\$845,000	20 DEC 2019
3. 171 Civic Parade, Altona	\$804,000	10 FEB 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: 11th May 2020