STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



61 MILLERS ROAD, ALTONA, VIC 3018







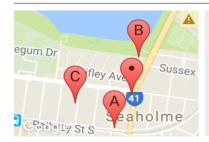
Indicative Selling Price

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

Price Range:

\$950,000 to \$990,000

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$833,250

01 July 2016 to 30 June 2017

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.



24 SEVES ST, ALTONA, VIC 3018







Sale Price

*\$918,000

Sale Date: 29/08/2017

Distance from Property: 257m





16 CAIN CRT, ALTONA, VIC 3018







Sale Price

*\$1,005,000

Sale Date: 22/07/2017

Distance from Property: 278m





37 MOUNT ST, ALTONA, VIC 3018







Sale Price

Price Withheld

Sale Date: 18/07/2017

Distance from Property: 375m



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	61 MILLERS ROAD, ALTONA, VIC 3018
---	-----------------------------------

Indicative selling price

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

Price Range: \$950,000 to \$990,000

Median sale price

Median price	\$833,250	House	Х	Unit	Suburb	ALTONA
Period	01 July 2016 to 30 Jun	ne 2017		Source	p	ricefinder

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
24 SEVES ST, ALTONA, VIC 3018	*\$918,000	29/08/2017
16 CAIN CRT, ALTONA, VIC 3018	*\$1,005,000	22/07/2017
37 MOUNT ST, ALTONA, VIC 3018	Price Withheld	18/07/2017

