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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

77 Balaclava Avenue Altona Meadows

**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 \$  or range between \$595,000 & \$640,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$731,000 \*House ☒ \*Unit ☐ Suburb Altona Meadows

Period - From 01/01/2018 to 31/03/2018 Source REIV propertydata.com.au

**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. 32 Newham Way Altona Meadows	\$635,000	15/06/2018
2. 6 Wenlock Avenue Altona Meadows	\$625,000	28/05/2018
3. 16 Rosebery Street Altona Meadows	\$595,000	22/05/2018

Property data source: REIV propertydata.com.au. Generated on 25<sup>th</sup> June 2018.