

## 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

5 Victor Place Attwood VIC 3049

### 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

\$520,000

&

\$549,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Attwood

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 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

7 Alison Place Attwood VIC 3049	\$568,000	26-Sep-19
17 Wilton Place Attwood VIC 3049	\$595,000	22-Jul-19
5 Hornsby Avenue Westmeadows VIC 3049	\$575,000	12-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 03 November 2019



**7 Alison Place Attwood VIC 3049**

Sold Price

**\$568,000**

Sold Date

**26-Sep-19**

 3

 1

 1

Distance

**0.17km**



**17 Wilton Place Attwood VIC 3049**

Sold Price

**\$595,000**

Sold Date

**22-Jul-19**

 4

 1

 -

Distance

**0.25km**



**5 Hornsby Avenue Westmeadows  
VIC 3049**

Sold Price

**\$575,000**

Sold Date

**12-Oct-19**

 3

 1

 1

Distance

**2.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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