

## 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

23 Hatherley Grove, Altona North Vic 3025

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000

&amp;

\$750,000

## Median sale price

Median price \$807,500

House

X

Suburb

Altona North

Period - From 01/01/2017

to

31/03/2017

Source REIV

## Comparable property sales

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
9 Luly St ALTONA NORTH 3025	\$770,000	25/03/2017
26 Cooper Av ALTONA NORTH 3025	\$765,000	07/04/2017
21 Hatherley Gr ALTONA NORTH 3025	\$750,000	27/02/2017