

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 79B Fourth Avenue, Altona North

Indicative selling price

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

or range between \$630,000 & \$670,000

Median sale price

Median price \$881,000 *House ☒ Suburb ALTONA NORTH

Period - From 1/1/2019 to 31/3/2019 Source REIV

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
1- 2/148 Chambers Road, Altona North	\$650,000	23/10/18
2- 2/1 Edward Avenue, Altona North	\$650,000	30/9/2018
3- 1/24 Murphy Street, Altona North	\$713,000	25/9/2018