

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 25 Ross Road, Altona North VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$* 430,000 & \$ 470,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ ~~House~~ ~~Unit~~ Suburb Altona North

Period - From to Source

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	3/4 Blackshaws Road, Altona North	\$ 580,000	20/08/2017
2	11 Ross Road, Altona North	\$ 420,500	11/02/2017
3		\$	

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 six months.

SEDDON

94 Charles Street
9689 9000

FOOTSCRAY

273 Barkly Street
9687 1344

DEER PARK

93 Station Road
9363 6333