

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 31 Hall Ave, Altona Meadows - 3028

Indicative selling price

Single price \$ or range between \$690,000 & \$740,000

Median sale price

Median price \$ 742,500 House X *Unit Suburb Altona Meadows

Period - From April 2021 to March 2022 Source Price Finder

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
74 Powlett St, Altona Meadows	\$750,000	03/06/2022
1 Hammond Court, Altona Meadows	\$750,000	11/05/2022
21 Myers Pde, Altona Meadows	\$710,000	11/05/2022