



Lora Lagamba ABN: 32996856245 Agent No: 083065L T/A @realty
Level 31/120 Collins Street Melbourne VIC 3000
Tel: 1300 299 377 Fax: 07 5592 0900 Agent No: 077641L

Member of REIV

VR027 © Lawsoft Pty Ltd

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 1 BIRRELL COURT,
ALTONA MEADOWS, VIC 3028
Including suburb and
postcode

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 \$637,950 & \$650,000

Median sale price

Median price \$630,000 Property Type HOUSE Suburb Altona Meadows
Period - From 1 Nov 2019 to 2 Nov 2020 Source Data supplied by Hometrack Australia

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	\$	
2	\$	
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.

This Statement of Information was prepared on: 23/11/2020