

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

25 Henry Drive, Altona Meadows Vic 3028

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$650,000

Median sale price

Median price

\$647,250

House

X

Unit

Suburb

Altona Meadows

Period - From

01/10/2018

to

31/12/2018

Source

REIV

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	15 Riverglades Dr POINT COOK 3030	\$665,000	16/01/2019
2	11 Oconnor Ct ALTONA MEADOWS 3028	\$652,000	24/11/2018
3	1 Staten Way POINT COOK 3030	\$650,150	17/11/2018

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.