

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 10A Cleghorn Avenue, 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)

Range between \$650,000 & \$690,000

Median sale price

(*Delete house or unit as applicable)

Median price \$827,250 *House x *Unit Suburb Altona North

Period - From 01 Jan 2020 to 31 Dec 2020 Source Corelogic

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	3/58 Marigold Avenue Altona North VIC 3025	\$640,000	23/12/2020
2	63 Greene Street South Kingsville VIC 3015	\$700,000	17/10/2020
3	20 Windsor Crescent Altona North VIC 3025	\$700,000	03/12/2020

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.