

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 1/38 Clematis 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)

Single price \$ or range between \$685,000 & \$730,000

Median sale price

(*Delete house or unit as applicable)

Median price \$685,000 Unit X Suburb or locality Altona North
Period - From 1/04/2018 to 31/03/2019 Source Real Estate Institute Of Victoria

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. 107 Third Avenue, Altona North VIC 3025	\$670,000	13/03/2019
2. 6A Luly Street, Altona North VIC 3025	\$740,000	20/02/2019
3. 46a Cresser Street, Altona North VIC 3025	\$682,000	29/04/2019

Statement Prepared Date: 07/06/2019