

# 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	28 McArthurs Road, Altona North Vic 3025
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$650,000	&	\$700,000
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#### Median sale price

Median price	\$850,000	House	X	Unit		Suburb	Altona North
Period - From	01/01/2018	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	123 Sixth Av ALTONA NORTH 3025	\$820,000	26/12/2018
2	30 Nolan Av BROOKLYN 3012	\$815,000	29/10/2018
3	62 May St ALTONA NORTH 3025	\$785,000	26/09/2018

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.



**Rooms:**

**Property Type:**

**Agent Comments**

## Comparable Properties



**123 Sixth Av ALTONA NORTH 3025 (REI)**

**Agent Comments**



**Price:** \$820,000

**Method:** Private Sale

**Date:** 26/12/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 557 sqm approx



**30 Nolan Av BROOKLYN 3012 (REI/VG)**

**Agent Comments**



**Price:** \$815,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** -

**Property Type:** House

**Land Size:** 700 sqm approx



**62 May St ALTONA NORTH 3025 (VG)**

**Agent Comments**



**Price:** \$785,000

**Method:** Sale

**Date:** 26/09/2018

**Rooms:** -

**Property Type:** House (Res)