

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 49 Balaclava Avenue, Altona Meadows Vic 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$650,000 & \$700,000

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	8 Nelson Av ALTONA MEADOWS 3028	\$720,000	24/11/2018
2	14 Creswell Ct ALTONA MEADOWS 3028	\$680,000	15/12/2018
3	1 Hastie Ct ALTONA MEADOWS 3028	\$675,000	21/12/2018

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.



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Rooms:
Property Type: House (Res)
Land Size: 510 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median House Price
 December quarter 2018: \$647,250

Comparable Properties

8 Nelson Av ALTONA MEADOWS 3028 (VG)

Agent Comments

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Price: \$720,000
Method: Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 531 sqm approx

14 Creswell Ct ALTONA MEADOWS 3028 (VG)

Agent Comments

1 - -

Price: \$680,000
Method: Sale
Date: 15/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx



1 Hastie Ct ALTONA MEADOWS 3028 (VG)

Agent Comments

1 - -

Price: \$675,000
Method: Sale
Date: 21/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 487 sqm approx