

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	83 Seventh Avenue, Altona North
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	\$950,000	or range between	\$	&	\$
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Median sale price

(*Delete house or unit as applicable)

Median price	\$855,000	House	<input checked="" type="checkbox"/>	Suburb or locality	Altona North
Period - From	1/4/2017	to	30/6/2017	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. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 60 Fifth Avenue, Altona North	\$922,000	20/5/2017
2. 28 Macdonald Avenue, Altona North	\$960,000	18/5/2017
3. 17 May Street, Altona North	\$950,100	31/3/2017