

## 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 85 Waratah Dive Altona Meadows

### Indicative selling price

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

Single price \$\* or range between \$815,000 & \$830,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$705,000 \*House ☒ \*Unit ☐ Suburb Altona Meadows  
Period - From 01/07/2017 to 30/09/2017 Source REIV propertydata.com.au

### Comparable property sales

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 1 Sheppard Court Altona Meadows  | \$810,000 | 31/7/2017    |
| 2 19 Hibiscus Court Altona Meadows | \$810,000 | 4/9/2017     |
| 3 6 Ward Court Altona Meadows      | \$840,000 | 27/9/2017    |