

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	55 Bracken Grove, Altona
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Indicative selling price

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

Range between	\$ 1,000,000	&	\$ 1,050,000
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Median sale price

Median price	\$ 1,050,000	House	Yes	Suburb	Altona
Period - From	01 / 01 / 18	to	31 / 03 / 18	Source	REIV

Comparable property sales

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 27 Stanley Street, Altona	\$ 1,000,000	06 / 02 / 18
2 7 Cobham Street, Altona	\$ 1,063,000	09 / 04 / 18
3 35 Kookaburra Street, Altona	\$ 1,070,000	07 / 04 / 18