

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 70 Alma Avenue Altona Meadows

Indicative selling price

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

Single price \$ or range between \$630,000 & \$670,000

Median sale price

(*Delete house or unit as applicable)

Median price \$702,000 *House ☒ *Unit ☐ Suburb Altona Meadows

Period - From 01/09/2017 to 31/12/2017 Source REIV propertydata.com.au

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. 19 Edwards Drive Altona Meadows	\$670,000	31/03/2018
2. 31 Rebecca Crescent Altona Meadows	\$695,000	16/03/2018
3. 2 Douglas Court Altona Meadows	\$661,000	11/03/2018

Property data source: REIV propertydata.com.au. Generated on 8th May 2018.