

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

10 The Broadway, Altona North, VIC 3025

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 \$990,000.00 & \$1,050,000.00

Median sale price

Median price	\$625,000.00	Property type	Units	Suburb	Altona North

Period - From 1 Nov 2019 to 30 Nov 2020 Source REA

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 2/15 Sutton Avenue, Altona North	\$1,036,000.00	23/11/20
2 1/125 Sixth Avenue, Altona North	\$950,000.00	31/10/20
3 5 May Street, Altona North	\$900,000.00	29/4/20

This Statement of Information was prepared on: 16/12/2020