

## 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 2/28 Irwin Avenue, Altona North

#### 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 \$680,000 & \$720,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$650,000 unit X 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.

Address of comparable property	Price	Date of sale
1. 2C Sixth Avenue ALTONA NORTH, VIC 3025	\$685,000	20/8/2017
2. 57B Second Avenue ALTONA NORTH, VIC 3025	\$720,000	12/8/2017
3. 107 Third Avenue ALTONA NORTH, VIC 3025	\$700,000	4/8/2017