

# 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 25 Balaclava Avenue, Altona Meadows 3028

### 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)

\$ 520,000

&

\$ 560,000

### Median sale price

Median price \$ 466,500

Property type

Unit

Suburb

Altona Meadows

Period - From

1 July 2019

to

30 June 2020

Source

Corelogic

### Comparable property sales

Address of comparable property

Price

Date of sale

13 O'Connor Court, Altona Meadows

\$ 508,000

19 June 2020

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 7 July 2020