

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 5 Ward Court 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 \$650,000 & \$680,000

Median sale price

(*Delete house or unit as applicable)

Median price \$652,000 *House *Unit Suburb Altona Meadows
Period - From 1/07/2018 to 30/09/2018 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. 13 Jeavons Court Altona Meadows | \$665,000 | 7/12/2018 |
| 2. 7 Oakes Court Altona Meadows | \$650,000 | 14/12/2018 |
| 3. 19 Knightsbridge Avenue Altona Meadows | \$700,000 | 14/09/2018 |