

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	32 McIntosh Road, Altona North
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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	\$800,000	&	\$850,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$837,500	*House	<input checked="" type="checkbox"/>	*unit	<input type="checkbox"/>	Suburb or locality	Altona North
Period - From	01/01/2018	to	31/12/2018	Source	Real Estate Institute Of Victoria		

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. 123 Sixth Avenue, Altona North VIC 3025	\$820,000	26/12/2018
2. 23 Macdonald Avenue, Altona North VC 3025	\$855,000	19/11/2018
3. 122 Mills Street, Altona North VIC 3025	\$805,000	27/10/2018

Statement Revised Date: 12/03/2019