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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**

Address  
Including suburb and  
postcode

34 Roser Drive Altona Meadows

**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

\$755,000

or range between

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$705,000

\*House

X

\*Unit

Suburb

Altona Meadows

Period - From

01/07/2017

to

30/09/2017

Source

REIV propertydata.com.au

**Comparable property sales**

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 19 Spicer Boulevard Altona Meadows	\$750,000	13/11/2017
2 28 Spicer Boulevard Altona Meadows	\$747,500	1/7/2017
3 3 Parham Court Altona Meadows	\$705,000	24/7/2017