

# RT Edgar

## STATEMENT OF INFORMATION

16 May 2019

### Property offered for sale

8 Marigold Avenue, Altona North VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

\$800,000 & \$880,000

### Median sale price

Median price	\$995,000	House	X	Unit	Suburb	Altona North
Period - From	1 <sup>st</sup> January 2018	to	31 <sup>st</sup> December 2018	Source	Realestate.com	

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Williamstown estate agents and Joanne Royston consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
<b>1</b> 32 Mcintosh Road Altona North	\$860,000	13/04/2019
<b>2</b> 45 Knapp Street Altona North	\$850,000	18/01/2019
<b>3</b> 39 Seventh Avenue Altona North	\$855,000	05/12/2018