

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 76 Civic Parade, Altona VIC 3018

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 \$780,000 & \$820,000

Median sale price

(*Delete house or unit as applicable)

Median price \$842,500 House ☒ Suburb or locality Altona VIC 3018
Period - From 01/07/2018 to 31/12/2018 Source Real Estate Institute Of Victoria

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. 7 Kearney Avenue, Altona VIC 3018	\$780,000	14/06/2019
2. 1/35 Linnet Street, Altona VIC 3018	\$785,000	16/05/2019
3. 1/125 Blyth Street, Altona VIC 3018	\$810,000	05/07/2019

Statement Prepared Date: 05/07/2019