

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	30 Curlew Avenue, Altona VIC 3018
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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	\$590,000	&	\$640,000
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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 VIC 3018
Period - From	01/11/2018	to	31/10/2019	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. 1/199 Queen Street, Altona VIC 3018	\$650,000	17/10/2019
2. 1/1 Hammond Street, Altona VIC 3018	\$620,000	25/10/2019
3. 1/136 Queen Street, Altona VIC 3018	\$640,000	27/07/2019

Statement Prepared Date: 21/11/2019