

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	156 Maidstone Street, Altona
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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	\$850,000	&	\$900,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$1,050,000	House	☒	Suburb or locality	Altona
Period - From	1/7/2017	to	30/9/2017	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. 44 Belmar Avenue, Altona	\$815,000	5/7/2017
2. 1 Greeney Street, Altona	\$850,000	11/9/2017
3. 13 Chorley Avenue, Altona	\$900,000	28/10/2017

Statement Prepared Date: 13/12/17