

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

11 Gaskell Court, Altona Meadows

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 \$750,000 & \$800,000

Median sale price

(*Delete house or unit as applicable)

Median price \$585,000

*House ☒

Suburb Altona Meadows

Period - From 1/1/2017 to 31/3/2017

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 Waratah Drive, Altona Meadows	\$757,500	8/11/2016
2. 5 Romy Court, Altona Meadows	\$750,000	28/2/2017
3. There was no third comparable sale sold within the last 6 months in the 2km radius	\$	