

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

16 Angus Avenue, Altona North, VIC 3025

INDICATIVE SELLING PRICE

For the meaning of this price see consumer.vic.gov.au/underquoting

Range Between \$890,000 & \$950,000

MEDIAN SALE PRICE

Median price \$825,000 | House | Altona North (3025)

Period - From 1 February 2017 to 5 February 2018 | Source - www.realestate.com.au

COMPARABLE PROPERTY SALES

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
105 THIRD AVENUE, ALTONA NORTH VIC 3025	\$970,000	24/11/2017
2 DELPHIN AVENUE, ALTONA NORTH VIC 3025	\$941,000	16/12/2017
49 HEARN STREET, ALTONA NORTH VIC 3025	\$920,000	02/08/2017