

# 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 22 Knapp Street, Altona North

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$807,500

House

Suburb Altona North

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. 62 Marion Street, Altona North | \$995,000 | 15/12/2016   |
| 2. 84 May Street, Altona North    | \$970,000 | 25/2/2017    |
| 3. 343 Blackshaws Road, Altona    | \$950,000 | 9/1/2017     |