

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

PROPERTY: 1/26 CLEGHORN AVENUE, ALTONA NORTH 3025

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 \$*1,000,000.00 & \$1,060,000.00

Median sale price

(*Delete house or unit as applicable)

Median price \$860,000.00 *House *unit ----- Suburb or locality ALTONA NORTH
 Period - From 01 JAN 2018 to 12 JUL 2018 Source PRICEFINDER

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres/~~five kilometres~~* of the property for sale in the last six months/~~18 months~~* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 121 CHAMBERS ROAD, ALTONA NORTH 3025	\$1,020,000.00	03 / 07 / 2018
2. 12A MAXWELL AVENUE, ALTONA NORTH 3025	\$1,051,000.00	21 / 05 / 2018
3. 49A SECOND AVENUE, ALTONA NORTH 3025	\$1,000,000.00	04 / 05 / 2018

OR

~~B* **Either** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months*.~~

~~Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.~~

(*Delete as applicable)