



Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

41 Kyle Road, Altona North, VIC 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 \$970,000 & \$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median price \$890,000 *House *Unit Suburb or locality Altona North

Period - From 08/07/2017 to 16/11/2017 Source Real Estate Institute Of Victoria

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
94 First Avenue, Altona North	\$1,058,500	16/11/2017
154 Mills Street, Altona North	\$1,022,000	15/07/2017
8A Mahon Avenue, Altona North	\$985,000	08/07/2017