



## 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

7 Gadsden Street, Altona North, VIC, 3025

### 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 \$ or range between \$730,000 & \$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$855,000

\*House



\*Unit

Suburb  
or locality

Altona North

Period - From 01/04/2017 to 13/09/2017

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
1 5 Hill Street Altona North	\$ 861,000	02/09/2017
2 37 Bunting Court Altona North	\$ 775,000	02/06/2017
3 30 Knapp Street Altona North	\$ 771,000	30./04/2017