

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 15 Linden Street, Altona Meadows

### 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 \$570,000 & \$620,000

### Median sale price

Median price \$640,000 Property type HOUSE Suburb Altona Meadows  
Period - From 1 Jan 2020 to 31 MAR 2020 Source REIV

### 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. 76 Linden Street South, Altona Meadows	\$585,000	13 Feb 2020
2. 45 High Street South, Altona Meadows	\$580,000	29 Apr 2020
3. 32 Talbot Street, Altona Meadows	6 Jun 2020	6 Jun 2020

OR

~~B\* 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.~~

This Statement of Information was prepared on: 13th July 2020