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	8A Luly Street, Altona North, VIC 3025

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

$780,000	&	$820,000

Median sale price

Median price	$800,000	House	X	Suburb	Altona North
Period - From	Oct 2016	to	Sept 2017	Source	RP Data (CoreLogic)

Comparable property sales

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
2/56 Marion Street, Altona North, VIC 3025	$830,000	28 Jun 2017
18 McArthurs Road, Altona North, VIC 3025	$819,000	16 Sep 2017
27 Mitchell Avenue, Altona North, VIC 3025	$798,000	02 Oct 2017

Property data source: RP Data (CoreLogic). Generated on 23 Oct 2017.