Statement of Information

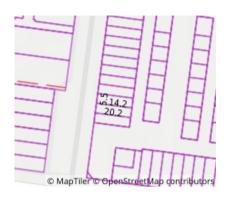
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale												
Address Including suburb and postcode		17a Rosala Avenue, Altona North Vic 3025										
Indicative selling price												
For the meaning of this price see consumer.vic.gov.au/underquoting												
Range between \$740,000				&		\$795,000						
Median sale price												
Media	an price \$955,00	00	Pro	operty Type	Town	house		Subi	urb	Altona North	l	
Period - From 09/04/2023 to			to	08/04/2024 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									Pr	ice	Date of sale	
1												
2												
3												
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:									09/04/2024 16:06		









Indicative Selling Price \$740,000 - \$795,000 Median Townhouse Price 09/04/2023 - 08/04/2024: \$955,000

Comparable Properties

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.

Account - Jas Stephens - Yarraville | P: 03 93169000



