LJ Hooker

# Statement of Information
## Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

15 Knightsbridge Avenue, Altona Meadows

### Indicative selling price

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

Range between

$612,000 & $670,000

### Median sale price

| Median price | $637,000 | House | ✓ | Unit | | Suburb | Altona Meadows |
|---|---|---|---|---|---|---|---|

| Period - From | Apr 2018 | to | Mar 2019 | Source | RP Data Core Logic |
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### Comparable 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.

| **Comparable #1** | | | |
|---|---|---|---|
| **Address** | 9 Tomkin Court, Altona Meadows | | |
| **Sale Price** | $632,500 | **Date of Sale** | 16/02/2019 |
| **Comparable #2** | | | |
| **Address** | 13 Elystan Road, Altona Meadows | | |
| **Sale Price** | $650,000 | **Date of Sale** | 12/03/2019 |
| **Comparable #3** | | | |
| **Address** | 13 Jeavons Court, Altona Meadows | | |
| **Sale Price** | $665,000 | **Date of Sale** | 15/11/2018 |

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