



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/8 TREMBATH COURT, ALTONA

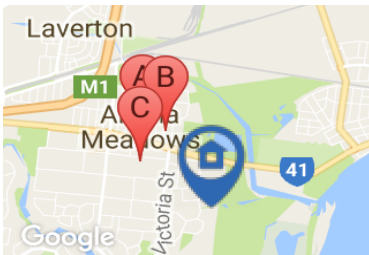
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Indicative Selling Price

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

\$450,000 to \$490,000

SUBURB MEDIAN



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (Unit)

\$375,000

01 April 2016 to 31 March 2017

Provided by:

COMPARABLE PROPERTIES

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.



2/73 HOOK ST, ALTONA MEADOWS, VIC 3028

2 1 1

Sale Price

***\$421,000**

Sale Date: 22/03/2017

Distance from Property: 1.4km



1/71 TALBOT ST, ALTONA MEADOWS, VIC

3 1 2

Sale Price

\$410,000

Sale Date: 14/11/2016

Distance from Property: 1.3km



3/4 NASH CRT, ALTONA MEADOWS, VIC 3028

3 1 1

Sale Price

\$400,000

Sale Date: 27/09/2016

Distance from Property: 1.2km



This report has been compiled on 15/05/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/8 TREMBATH COURT, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Single Price / Range

\$450,000 to \$490,000

Median sale price

Median price

\$375,000

House

Unit

X


Suburb

ALTONA MEADOWS

Period

01 April 2016 to 31 March 2017

Source



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
2/73 HOOK ST, ALTONA MEADOWS, VIC 3028	*\$421,000	22/03/2017
1/71 TALBOT ST, ALTONA MEADOWS, VIC 3028	\$410,000	14/11/2016
3/4 NASH CRT, ALTONA MEADOWS, VIC 3028	\$400,000	27/09/2016