

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



60 MACDONALD AVENUE, ALTONA

 3  1  2

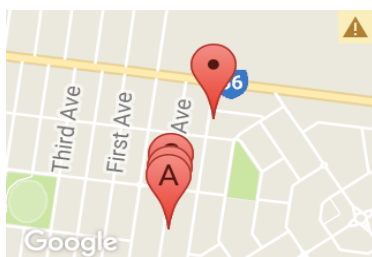
Indicative Selling Price

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

Price Range: \$920,000 to \$950,000

Provided by: Talal El-Hassan JP, Hunter French

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$850,000

01 January 2018 to 31 March 2018

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.



16 ANGUS AVE, ALTONA NORTH, VIC 3025

 3  2  2

Sale Price

***\$983,000**

Sale Date: 17/03/2018

Distance from Property: 422m



20 ANGUS AVE, ALTONA NORTH, VIC 3025

 3  1  2

Sale Price

\$960,000

Sale Date: 27/01/2018

Distance from Property: 394m



26 ANGUS AVE, ALTONA NORTH, VIC 3025

 3  1  3

Sale Price

****\$955,000**

Sale Date: 18/12/2017

Distance from Property: 349m



This report has been compiled on 13/04/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - 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

60 MACDONALD AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range:

\$920,000 to \$950,000

Median sale price

Median price

\$850,000

House

X

Unit


Suburb

ALTONA NORTH

Period

01 January 2018 to 31 March 2018

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
16 ANGUS AVE, ALTONA NORTH, VIC 3025	*\$983,000	17/03/2018
20 ANGUS AVE, ALTONA NORTH, VIC 3025	\$960,000	27/01/2018
26 ANGUS AVE, ALTONA NORTH, VIC 3025	**\$955,000	18/12/2017