



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



51 CIVIC PARADE, ALTONA, VIC 3018

2 - -

Indicative Selling Price

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

Price Range: \$790,000 to \$850,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$972,500

01 July 2017 to 30 September 2017

Provided by: pricefinder

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.



24 SEVES ST, ALTONA, VIC 3018

3 1 1

Sale Price

\$918,000

Sale Date: 17/08/2017

Distance from Property: 294m



72 MCINTYRE DR, ALTONA, VIC 3018

3 1 3

Sale Price

\$852,500

Sale Date: 06/07/2017

Distance from Property: 1.4km



43 DAVID ST, ALTONA, VIC 3018

4 1 1

Sale Price

***\$890,000**

Sale Date: 15/07/2017

Distance from Property: 1km



This report has been compiled on 02/11/2017 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

51 CIVIC PARADE, ALTONA, VIC 3018

Indicative selling price

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

Price Range:

\$790,000 to \$850,000

Median sale price

Median price

\$972,500

House

X

Unit

Suburb

ALTONA

Period

01 July 2017 to 30 September 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
24 SEVES ST, ALTONA, VIC 3018	\$918,000	17/08/2017
72 MCINTYRE DR, ALTONA, VIC 3018	\$852,500	06/07/2017
43 DAVID ST, ALTONA, VIC 3018	*\$890,000	15/07/2017