



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/15 STAPLEY CRESCENT, ALTONA

3 1 1

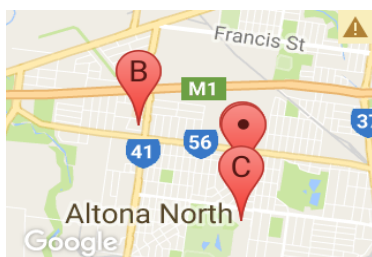
Indicative Selling Price

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

390,000 to 430,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

SUBURB MEDIAN



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Unit)

\$536,250

01 April 2016 to 31 March 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.



6/13 STAPLEY CRES, ALTONA NORTH, VIC

2 1 1

Sale Price

\$355,000

Sale Date: 22/12/2016

Distance from Property: 28m



1/7 CONWAY CRT, ALTONA NORTH, VIC 3025

3 1 1

Sale Price

\$415,000

Sale Date: 27/02/2016

Distance from Property: 1.6km



3/9 PRENTICE ST, ALTONA NORTH, VIC 3025

2 1 1

Sale Price

\$437,000

Sale Date: 18/04/2016

Distance from Property: 598m



This report has been compiled on 07/06/2017 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

4/15 STAPLEY CRESCENT, ALTONA NORTH, VIC 3025

Indicative selling price

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

Single Price / Range

390,000 to 430,000

Median sale price

Median price

\$536,250

House

Unit

X

Suburb

ALTONA NORTH

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

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
6/13 STAPLEY CRES, ALTONA NORTH, VIC 3025	\$355,000	22/12/2016
1/7 CONWAY CRT, ALTONA NORTH, VIC 3025	\$415,000	27/02/2016
3/9 PRENTICE ST, ALTONA NORTH, VIC 3025	\$437,000	18/04/2016