

# **STATEMENT OF INFORMATION**

187 VICTORIA STREET, ALTONA MEADOWS, VIC 3028

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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**187 VICTORIA STREET, ALTONA**

 4  2  2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$640,000 to \$690,000**

Provided by: Saade Ghazi, Hunter French

## MEDIAN SALE PRICE



**ALTONA MEADOWS, VIC, 3028**

**Suburb Median Sale Price (House)**

**\$635,000**

01 April 2017 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.



**21 LAN AVE, ALTONA MEADOWS, VIC 3028**

 4  2  2

**Sale Price**

**\*\$665,000**

Sale Date: 15/06/2018

Distance from Property: 1.6km



**45 ROACH DR, ALTONA MEADOWS, VIC 3028**

 4  1  2

**Sale Price**

**\*\$681,000**

Sale Date: 31/05/2018

Distance from Property: 481m



**16 SCHERMAN DR, ALTONA MEADOWS, VIC**

 4  2  1

**Sale Price**

**\*\$640,000**

Sale Date: 12/05/2018

Distance from Property: 156m



This report has been compiled on 20/06/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

187 VICTORIA STREET, ALTONA MEADOWS, VIC 3028

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$640,000 to \$690,000

Median sale price

Median price

\$635,000

House

X

Unit


Suburb

ALTONA MEADOWS

Period

01 April 2017 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
21 LAN AVE, ALTONA MEADOWS, VIC 3028	*\$665,000	15/06/2018
45 ROACH DR, ALTONA MEADOWS, VIC 3028	*\$681,000	31/05/2018
16 SCHERMAN DR, ALTONA MEADOWS, VIC 3028	*\$640,000	12/05/2018