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# Statement of Information

74 MCINTOSH ROAD, ALTONA NORTH, VIC 3025

Prepared by Barlow Mcewan Tribe Altona, 24 - 26 Pier St Altona



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| Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**74 MCINTOSH ROAD, ALTONA NORTH,**

3 1 1

### Indicative Selling Price

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

Price Range: **\$830,000 to \$880,000**

## MEDIAN SALE PRICE



**ALTONA NORTH, VIC, 3025**

Suburb Median Sale Price (House)

**\$808,500**

01 October 2016 to 30 September 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**60 FIFTH AVE, ALTONA NORTH, VIC 3025**

3 1 4

Sale Price

**\$922,000**

Sale Date: 20/05/2017

Distance from Property: 416m



**3 FOURTH AVE, ALTONA NORTH, VIC 3025**

3 1 5

Sale Price

**\$850,000**

Sale Date: 13/05/2017

Distance from Property: 238m



This report has been compiled on 12/12/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - [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

74 MCINTOSH ROAD, ALTONA NORTH, VIC 3025

Indicative selling price

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Price Range:

\$830,000 to \$880,000

Median sale price

Median price

\$808,500

House

X

Unit


Suburb

ALTONA NORTH

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
60 FIFTH AVE, ALTONA NORTH, VIC 3025	\$922,000	20/05/2017
3 FOURTH AVE, ALTONA NORTH, VIC 3025	\$850,000	13/05/2017