

Statement of Information

74 MCINTOSH ROAD, ALTONA NORTH, VIC 3025

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

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



74 MCINTOSH ROAD, ALTONA NORTH,







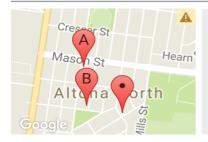
Indicative Selling Price

For the meaning of this price see 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







Sale Price

\$922,000

Sale Date: 20/05/2017

Distance from Property: 416m





3 FOURTH AVE, ALTONA NORTH, VIC 3025

₽ 3







Sale Price

\$850,000

Sale Date: 13/05/2017

Distance from Property: 238m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

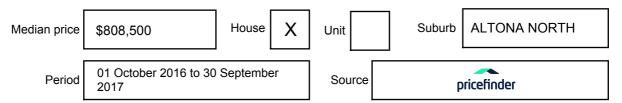
Address Including suburb and postcode	74 MCINTOSH ROAD, ALTONA NORTH, VIC 3025
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Indicative selling price

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

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

Median sale price



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