

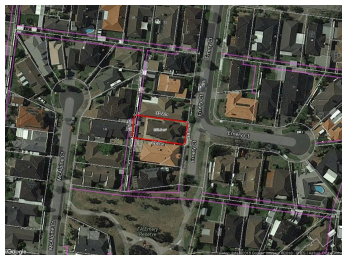


first
national
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 EMERY COURT, ALTONA, VIC 3018



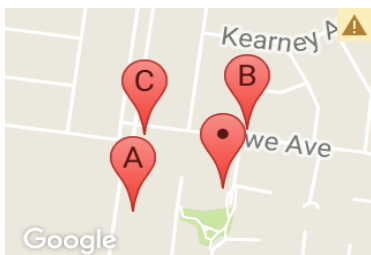
Indicative Selling Price

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

Price Range: \$900,000 to \$990,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$935,000

01 July 2017 to 31 December 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.



86 GRIEVE PDE, ALTONA, VIC 3018



Sale Price

***\$913,000**

Sale Date: 02/09/2017

Distance from Property: 152m



24 LOWE AVE, ALTONA, VIC 3018



Sale Price

\$920,500

Sale Date: 05/09/2017

Distance from Property: 111m



104 GRIEVE PDE, ALTONA, VIC 3018



Sale Price

***\$900,000**

Sale Date: 19/09/2017

Distance from Property: 160m



This report has been compiled on 30/01/2018 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2018 - 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

14 EMERY COURT, ALTONA, VIC 3018

Indicative selling price

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

Price Range:

\$900,000 to \$990,000

Median sale price

Median price

\$935,000

House

X

Unit

Suburb

ALTONA

Period

01 July 2017 to 31 December 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
86 GRIEVE PDE, ALTONA, VIC 3018	*\$913,000	02/09/2017
24 LOWE AVE, ALTONA, VIC 3018	\$920,500	05/09/2017
104 GRIEVE PDE, ALTONA, VIC 3018	*\$900,000	19/09/2017