

STATEMENT OF INFORMATION

8/369 ESPLANADE, ALTONA, VIC 3018

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8/369 ESPLANADE, ALTONA, VIC 3018

4 2 2

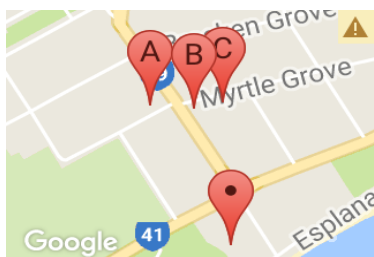
Indicative Selling Price

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

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

Provided by: Joe Morabito, The Trustee for Pavilion Property Group Pty Ltd

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$627,500

01 April 2017 to 31 March 2018

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.



35 MYRTLE GR, ALTONA, VIC 3018

3 2 2

Sale Price

\$840,000

Sale Date: 24/02/2017

Distance from Property: 283m



18 MAIDSTONE ST, ALTONA, VIC 3018

4 2 1

Sale Price

***\$925,000**

Sale Date: 08/09/2017

Distance from Property: 252m



28 MYRTLE GR, ALTONA, VIC 3018

4 3 2

Sale Price

***\$950,000**

Sale Date: 02/08/2017

Distance from Property: 257m



This report has been compiled on 14/06/2018 by The Trustee for Pavilion Property Group Pty Ltd. 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

8/369 ESPLANADE, 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

\$627,500

House

Unit

X


Suburb

ALTONA

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
35 MYRTLE GR, ALTONA, VIC 3018	\$840,000	24/02/2017
18 MAIDSTONE ST, ALTONA, VIC 3018	*\$925,000	08/09/2017
28 MYRTLE GR, ALTONA, VIC 3018	*\$950,000	02/08/2017