hunter french

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/7 BERKELEY CRESCENT, ALTONA







Indicative Selling Price

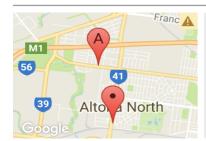
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$430,000 to \$460,000

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$820,000

01 January 2017 to 31 December 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.



1 IRWIN AVE, ALTONA NORTH, VIC 3025







Sale Price

*\$581,000

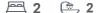
Sale Date: 25/11/2017

Distance from Property: 1.7km





10 CLEGHORN AVE, ALTONA NORTH, VIC







Sale Price

*\$610,000

Sale Date: 18/11/2017

Distance from Property: 1.7km

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

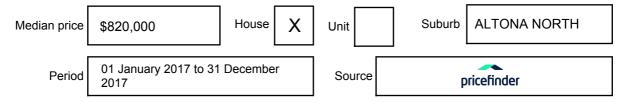
Address Including suburb and postcode 2/7 BERKELEY CRESCENT, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: \$430,000 to \$460,000

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
1 IRWIN AVE, ALTONA NORTH, VIC 3025	*\$581,000	25/11/2017
10 CLEGHORN AVE, ALTONA NORTH, VIC 3025	*\$610,000	18/11/2017