



first
national
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/231 QUEEN STREET, ALTONA, VIC 3018  3  2  2

Indicative Selling Price

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

Price Range:

\$1,050,000 to \$1,150,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$552,500

01 July 2016 to 30 June 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.



26 MANNING ST, ALTONA, VIC 3018

 3  4  2

Sale Price

\$1,255,000

Sale Date: 08/04/2017

Distance from Property: 303m



185 QUEEN ST, ALTONA, VIC 3018

 3  3  1

Sale Price

***\$1,245,000**

Sale Date: 31/03/2017

Distance from Property: 571m



2/231 QUEEN ST, ALTONA, VIC 3018

 4  3  5

Sale Price

\$1,190,800

Sale Date: 22/08/2017

Distance from Property: 8m



This report has been compiled on 21/09/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - 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

1/231 QUEEN STREET, ALTONA, VIC 3018

Indicative selling price

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

Price Range:

\$1,050,000 to \$1,150,000

Median sale price

Median price

\$552,500

House

Unit

X

Suburb

ALTONA

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
26 MANNING ST, ALTONA, VIC 3018	\$1,255,000	08/04/2017
185 QUEEN ST, ALTONA, VIC 3018	*\$1,245,000	31/03/2017
2/231 QUEEN ST, ALTONA, VIC 3018	\$1,190,800	22/08/2017