



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 ROSE STREET, ALTONA, VIC 3018

3 1 -

Indicative Selling Price

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

\$940,000 to \$1,000,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

SUBURB MEDIAN



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$820,000

01 April 2016 to 31 March 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.



7 MAIDSTONE ST, ALTONA, VIC 3018

2 1 1

Sale Price

***\$1,030,000**

Sale Date: 27/05/2017

Distance from Property: 541m



4 BOYD ST, ALTONA, VIC 3018

3 1 2

Sale Price

\$980,000

Sale Date: 19/11/2016

Distance from Property: 470m



154 QUEEN ST, ALTONA, VIC 3018

4 2 3

Sale Price

\$965,000

Sale Date: 04/01/2017

Distance from Property: 581m



This report has been compiled on 13/06/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

6 ROSE STREET, ALTONA, VIC 3018

Indicative selling price

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

Single Price / Range

\$940,000 to \$1,000,000

Median sale price

Median price

\$820,000

House

X

Unit


Suburb

ALTONA

Period

01 April 2016 to 31 March 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
7 MAIDSTONE ST, ALTONA, VIC 3018	*\$1,030,000	27/05/2017
4 BOYD ST, ALTONA, VIC 3018	\$980,000	19/11/2016
154 QUEEN ST, ALTONA, VIC 3018	\$965,000	04/01/2017