

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/21 MAHON AVENUE, ALTONA NORTH,**

 3  2  2

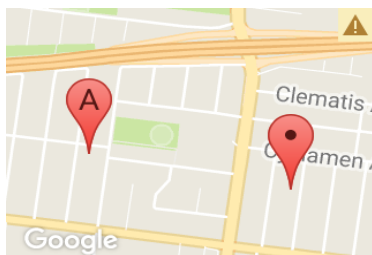
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$720,000 to \$760,000**

Provided by: Michael Tsigeridis, Hunterfrench Real Estate

## MEDIAN SALE PRICE



### Suburb Median Sale Price (Unit)

**\$650,000**

01 April 2017 to 30 September 2017

Provided by: 

## 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.



**68 MARION ST, ALTONA NORTH, VIC 3025**

 3  2  1

### Sale Price

**\*\$750,000**

Sale Date: 30/10/2017

Distance from Property: 758m



**268 MASON ST, ALTONA NORTH, VIC 3025**

 3  2  1

### Sale Price

**\*\$885,000**

Sale Date: 19/10/2017

Distance from Property: 1.2km



**2/28 IRWIN AVE, ALTONA NORTH, VIC 3025**

 3  2  2

### Sale Price

**\$710,000**

Sale Date: 23/09/2017

Distance from Property: 670m



This report has been compiled on 28/11/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

1/21 MAHON AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$720,000 to \$760,000

Median sale price

Median price

\$650,000

House

Unit

X

Suburb

ALTONA NORTH

Period

01 April 2017 to 30 September 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
68 MARION ST, ALTONA NORTH, VIC 3025	*\$750,000	30/10/2017
268 MASON ST, ALTONA NORTH, VIC 3025	*\$885,000	19/10/2017
2/28 IRWIN AVE, ALTONA NORTH, VIC 3025	\$710,000	23/09/2017