



**first
national**
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/306 BLACKSHAWS ROAD, ALTONA

3 3 1

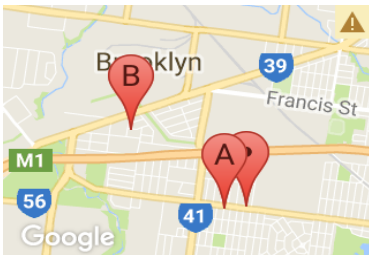
Indicative Selling Price

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

Price Range: \$630,000 to \$680,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$788,000

01 July 2017 to 31 December 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.



94 FOURTH AVE, ALTONA NORTH, VIC 3025

3 2 2

Sale Price

***\$690,000**

Sale Date: 02/02/2018

Distance from Property: 273m



25 SUTTON AVE, ALTONA NORTH, VIC 3025

3 1 2

Sale Price

***\$635,000**

Sale Date: 09/12/2017

Distance from Property: 545m



1/11 ALMOND AVE, BROOKLYN, VIC 3012

3 2 2

Sale Price

***\$682,500**

Sale Date: 18/11/2017

Distance from Property: 1.9km



This report has been compiled on 12/02/2018 by Barlow McEwan Tribe Altona. 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

1/306 BLACKSHAWS ROAD, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range:

\$630,000 to \$680,000

Median sale price

Median price

\$788,000

House

X

Unit

Suburb

ALTONA NORTH

Period

01 July 2017 to 31 December 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
94 FOURTH AVE, ALTONA NORTH, VIC 3025	*\$690,000	02/02/2018
25 SUTTON AVE, ALTONA NORTH, VIC 3025	*\$635,000	09/12/2017
1/11 ALMOND AVE, BROOKLYN, VIC 3012	*\$682,500	18/11/2017