



**first  
national**  
REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/204 CIVIC PARADE, ALTONA, VIC 3018**

2

1

2

### Indicative Selling Price

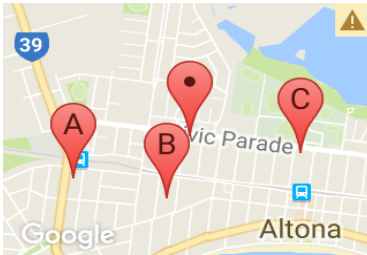
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$645,000 to \$695,000**

Provided by: Peter Weaver, Barlow McEwan Tribe Altona

## MEDIAN SALE PRICE



**ALTONA, VIC, 3018**

Suburb Median Sale Price (Unit)

**\$630,000**

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.



**3/98 MAIDSTONE ST, ALTONA, VIC 3018**

2

1

1

Sale Price

**\*\$690,000**

Sale Date: 14/12/2017

Distance from Property: 818m



**4/25 RAYNER ST, ALTONA, VIC 3018**

2

1

2

Sale Price

**\*\$660,000**

Sale Date: 11/10/2017

Distance from Property: 467m



**2/134 CIVIC PDE, ALTONA, VIC 3018**

2

1

3

Sale Price

**\$672,000**

Sale Date: 26/08/2017

Distance from Property: 735m



This report has been compiled on 15/01/2018 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

1/204 CIVIC PARADE, ALTONA, VIC 3018

Indicative selling price

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

Price Range:

\$645,000 to \$695,000

Median sale price

Median price

\$630,000

House

X

Unit

Suburb

ALTONA

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
3/98 MAIDSTONE ST, ALTONA, VIC 3018	*\$690,000	14/12/2017
4/25 RAYNER ST, ALTONA, VIC 3018	*\$660,000	11/10/2017
2/134 CIVIC PDE, ALTONA, VIC 3018	\$672,000	26/08/2017