



**first  
national**  
REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**35 LOWE AVENUE, ALTONA, VIC 3018**

3 2 2

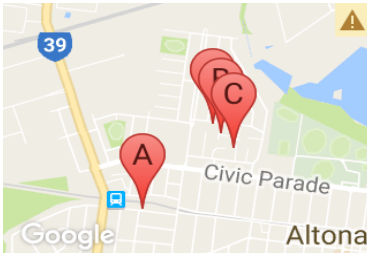
### Indicative Selling Price

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

**Price Range: \$850,000 to \$920,000**

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

## MEDIAN SALE PRICE



**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.



**24 WREN ST, ALTONA, VIC 3018**

4 1 2

Sale Price

**\$845,000**

Sale Date: 11/02/2017

Distance from Property: 762m



**2 EMERY CRT, ALTONA, VIC 3018**

4 2 2

Sale Price

**\$893,016**

Sale Date: 28/01/2017

Distance from Property: 87m



**6 HERITAGE CRT, ALTONA, VIC 3018**

3 2 2

Sale Price

**\$793,000**

Sale Date: 31/01/2017

Distance from Property: 222m



This report has been compiled on 14/06/2017 by Barlow McEwan Tribe Altona. 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

Property offered for

Address  
Including suburb and

35 LOWE AVENUE, 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:

\$850,000 to \$920,000

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            | Price     | Date of sale |
|----------------------------------|-----------|--------------|
| 24 WREN ST, ALTONA, VIC 3018     | \$845,000 | 11/02/2017   |
| 2 EMERY CRT, ALTONA, VIC 3018    | \$893,016 | 28/01/2017   |
| 6 HERITAGE CRT, ALTONA, VIC 3018 | \$793,000 | 31/01/2017   |