

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/30 JOEL AVENUE, ALTONA NORTH, VIC  4  3  2

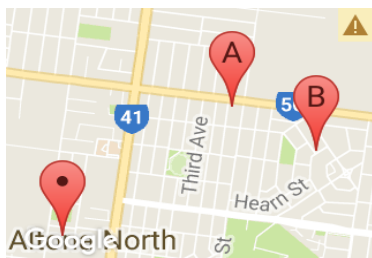
Indicative Selling Price

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

Price Range: \$920,000 to \$980,000

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$810,000

01 October 2016 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.



94 FIRST AVE, ALTONA NORTH, VIC 3025  4  3  2

Sale Price

***\$1,058,500**

Sale Date: 16/11/2017

Distance from Property: 1.5km



37 THE BROADWAY BDWY, ALTONA NORTH,  4  3  3

Sale Price

***\$850,000**

Sale Date: 06/11/2017

Distance from Property: 1.9km



2 CLEGHORN AVE, ALTONA NORTH, VIC 3025  4  2  2

Sale Price

***\$900,000**

Sale Date: 24/07/2017

Distance from Property: 1.8km



This report has been compiled on 28/11/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - 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

1/30 JOEL AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range:

\$920,000 to \$980,000

Median sale price

Median price

\$810,000

House

Unit

X


Suburb

ALTONA NORTH

Period

01 October 2016 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
94 FIRST AVE, ALTONA NORTH, VIC 3025	*\$1,058,500	16/11/2017
37 THE BROADWAY BDWY, ALTONA NORTH, VIC 3025	*\$850,000	06/11/2017
2 CLEGHORN AVE, ALTONA NORTH, VIC 3025	*\$900,000	24/07/2017