



**first  
national**  
REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3 SWALLOW STREET, ALTONA, VIC 3018**

4 3 2

### Indicative Selling Price

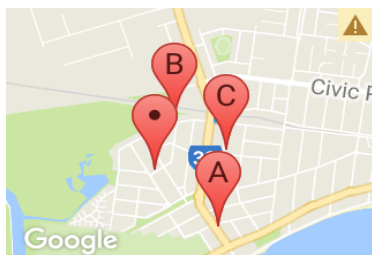
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$860,000 to \$920,000**

Provided by: Peter Weaver, Barlow McEwan Tribe Altona

## MEDIAN SALE PRICE



**ALTONA, VIC, 3018**

Suburb Median Sale Price (House)

**\$902,500**

01 July 2017 to 30 September 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.



**18 MAIDSTONE ST, ALTONA, VIC 3018**

4 2 1

Sale Price

**\*\$925,000**

Sale Date: 08/09/2017

Distance from Property: 573m



**24 PURNELL ST, ALTONA, VIC 3018**

3 2 1

Sale Price

**\*\$875,000**

Sale Date: 09/11/2017

Distance from Property: 389m



**20 STANLEY ST, ALTONA, VIC 3018**

3 3 1

Sale Price

**\$860,000**

Sale Date: 21/07/2017

Distance from Property: 486m



This report has been compiled on 05/12/2017 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 1980

Property offered for sale

Address  
Including suburb and  
postcode

3 SWALLOW STREET, 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:

\$860,000 to \$920,000

Median sale price

Median price

\$902,500

House

X

Unit

Suburb

ALTONA

Period

01 July 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 |
|-----------------------------------|------------|--------------|
| 18 MAIDSTONE ST, ALTONA, VIC 3018 | *\$925,000 | 08/09/2017   |
| 24 PURNELL ST, ALTONA, VIC 3018   | *\$875,000 | 09/11/2017   |
| 20 STANLEY ST, ALTONA, VIC 3018   | \$860,000  | 21/07/2017   |