



first national REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**58 SIXTH AVENUE, ALTONA NORTH, VIC**

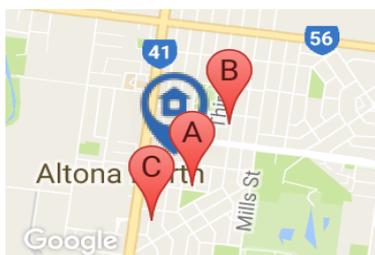
3 1 1

Indicative Selling Price

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

**\$720,000 to \$790,000**

## SUBURB MEDIAN



**ALTONA NORTH, VIC, 3025**

Suburb Median Sale Price (House)

**\$741,604**

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.



**3 FOURTH AVE, ALTONA NORTH, VIC 3025**

3 1 5

Sale Price

**\*\$850,000**

Sale Date: 13/05/2017

Distance from Property: 248m



**53 SECOND AVE, ALTONA NORTH, VIC 3025**

3 2 4

Sale Price

**\*\$807,000**

Sale Date: 06/05/2017

Distance from Property: 421m



**14 SEVENTH AVE, ALTONA NORTH, VIC 3025**

3 1 2

Sale Price

**\*\$720,000**

Sale Date: 01/04/2017

Distance from Property: 491m



This report has been compiled on 16/05/2017 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

58 SIXTH AVENUE, ALTONA NORTH, VIC 3025

### Indicative selling price

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

Single Price / Range

\$720,000 to \$790,000

### Median sale price

Median price

\$741,604

House

Unit

Suburb

ALTONA NORTH

Period

01 April 2016 to 31 March 2017

Source

pricfinder

### 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 FOURTH AVE, ALTONA NORTH, VIC 3025	*\$850,000	13/05/2017
53 SECOND AVE, ALTONA NORTH, VIC 3025	*\$807,000	06/05/2017
14 SEVENTH AVE, ALTONA NORTH, VIC 3025	*\$720,000	01/04/2017