

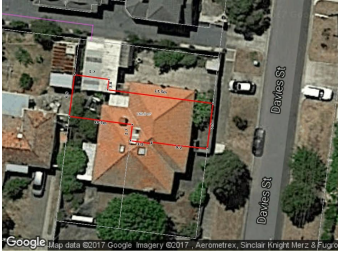


**first  
national**  
REAL ESTATE

| Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**33 DAVIES STREET, 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: **\$800,000 to \$850,000**

## MEDIAN SALE PRICE



**ALTONA, VIC, 3018**

Suburb Median Sale Price (Unit)

**\$552,500**

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.



**2 CURTIN CRT, ALTONA, VIC 3018**

3 2 1

Sale Price

**\*\$850,000**

Sale Date: 01/03/2017

Distance from Property: 485m



**35 DAVIES ST, ALTONA, VIC 3018**

3 2 1

Sale Price

**\*\$840,000**

Sale Date: 06/02/2017

Distance from Property: 73m



**9 SCULLIN ST, ALTONA, VIC 3018**

3 3 1

Sale Price

**\*\$1,010,000**

Sale Date: 04/01/2017

Distance from Property: 495m



This report has been compiled on 15/06/2017 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 1980

Property offered for sale

Address  
Including suburb and  
postcode

33 DAVIES STREET, ALTONA, VIC 3018

Indicative selling price

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Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$552,500

House

Unit

X


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 property | Price        | Date of sale |
|--------------------------------|--------------|--------------|
| 2 CURTIN CRT, ALTONA, VIC 3018 | *\$850,000   | 01/03/2017   |
| 35 DAVIES ST, ALTONA, VIC 3018 | *\$840,000   | 06/02/2017   |
| 9 SCULLIN ST, ALTONA, VIC 3018 | *\$1,010,000 | 04/01/2017   |