

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



325 BLACKSHAWS ROAD, ALTONA

 3  2  1

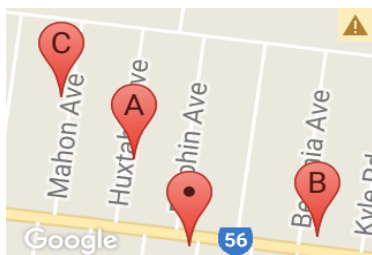
Indicative Selling Price

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

Price Range: \$680,000 to \$740,000

Provided by: Michael Tsigeridis, Hunterfrench Real Estate

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Unit)

\$618,000

01 April 2017 to 31 March 2018

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.



10 HUXTABLE AVE, ALTONA NORTH, VIC 3025

 3  3  1

Sale Price

****\$765,000**

Sale Date: 21/04/2018

Distance from Property: 179m



1/306 BLACKSHAWS RD, ALTONA NORTH, VIC

 3  3  1

Sale Price

\$675,000

Sale Date: 15/03/2018

Distance from Property: 209m



21 MAHON AVE, ALTONA NORTH, VIC 3025

 3  2  2

Sale Price

***\$720,000**

Sale Date: 20/11/2017

Distance from Property: 338m



This report has been compiled on 21/05/2018 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2018 - 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

325 BLACKSHAWS ROAD, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range:

\$680,000 to \$740,000

Median sale price

Median price

\$618,000

House

X

Unit


Suburb

ALTONA NORTH

Period

01 April 2017 to 31 March 2018

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
10 HUXTABLE AVE, ALTONA NORTH, VIC 3025	**\$765,000	21/04/2018
1/306 BLACKSHAWS RD, ALTONA NORTH, VIC 3025	\$675,000	15/03/2018
21 MAHON AVE, ALTONA NORTH, VIC 3025	*\$720,000	20/11/2017