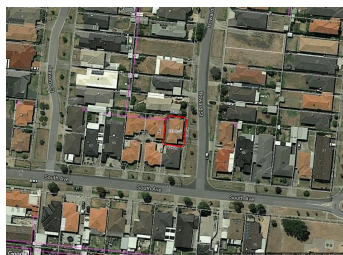


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



76 HOWARD STREET, ALTONA

 -
  -
  -

Indicative Selling Price

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

Price Range: **\$480,000 to \$520,000**

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

\$598,000

01 January 2017 to 31 December 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.



2 TOWNSING CT, ALTONA MEADOWS, VIC

 2
  1
  2

Sale Price

***\$491,000**

Sale Date: 24/10/2017

Distance from Property: 665m



1/43 SHIRLEY ST, ALTONA MEADOWS,

 2
  1
  1

Sale Price

***\$460,000**

Sale Date: 25/10/2017

Distance from Property: 1.4km



90 ALMA AVE, ALTONA MEADOWS, VIC

 2
  1
  2

Sale Price

***\$500,000**

Sale Date: 18/12/2017

Distance from Property: 1.5km



This report has been compiled on 16/01/2018 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

76 HOWARD STREET, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Price Range:

\$480,000 to \$520,000

Median sale price

Median price

\$598,000

House

X

Unit


Suburb

ALTONA MEADOWS

Period

01 January 2017 to 31 December 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 TOWNSING CT, ALTONA MEADOWS, VIC 3028	*\$491,000	24/10/2017
1/43 SHIRLEY ST, ALTONA MEADOWS, VIC 3028	*\$460,000	25/10/2017
90 ALMA AVE, ALTONA MEADOWS, VIC 3028	*\$500,000	18/12/2017