# hunter french

### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 5 EVERINGHAM ROAD, ALTONA







**Indicative Selling Price** 

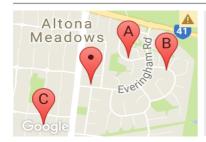
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

650,000 to 700,000

Provided by: Saade Ghazi, Hunter French

### **MEDIAN SALE PRICE**



## **ALTONA MEADOWS, VIC, 3028**

**Suburb Median Sale Price (House)** 

\$552,000

01 July 2016 to 30 June 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.



30 LADY NELSON CRES, ALTONA MEADOWS,







Sale Price

\*\$732,000

Sale Date: 18/09/2017

Distance from Property: 311m





10 POLLY WOODSIDE DR, ALTONA







Sale Price

\*\$680,000

Sale Date: 16/09/2017

Distance from Property: 505m





3 OCONNOR CRT, ALTONA MEADOWS, VIC







**Sale Price** 

\*\$680,000

Sale Date: 14/09/2017

Distance from Property: 426m



## 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	5 EVERINGHAM ROAD, ALTONA MEADOWS, VIC 3028
---	---

#### Indicative selling price

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

Price Range: 650,000 to 700,000

### Median sale price

Median price	\$552,000	House	Unit	Suburb	ALTONA MEADOWS
Period	01 July 2016 to 30 June 2017		Source	P	ricefinder

### 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
30 LADY NELSON CRES, ALTONA MEADOWS, VIC 3028	*\$732,000	18/09/2017
10 POLLY WOODSIDE DR, ALTONA MEADOWS, VIC 3028	*\$680,000	16/09/2017
3 OCONNOR CRT, ALTONA MEADOWS, VIC 3028	*\$680,000	14/09/2017

