



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



43 DAVID STREET, ALTONA, VIC 3018

4 - -

Indicative Selling Price

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

\$860,000 to \$940,000

Provided by: Scott Murdoch, Barlow McEwan Tribe Altona

SUBURB MEDIAN



ALTONA, VIC, 3018

Suburb Median Sale Price (House)

\$820,000

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 EMERY CRT, ALTONA, VIC 3018

4 2 2

Sale Price

\$893,016

Sale Date: 28/01/2017

Distance from Property: 747m



12 WATSON CRT, ALTONA, VIC 3018

3 1 4

Sale Price

***\$961,000**

Sale Date: 16/02/2017

Distance from Property: 819m



95 QUEEN ST, ALTONA, VIC 3018

3 2 2

Sale Price

\$1,140,000

Sale Date: 06/02/2017

Distance from Property: 704m



This report has been compiled on 05/06/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - 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

43 DAVID STREET, ALTONA, VIC 3018

Indicative selling price

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

Single Price / Range

\$860,000 to \$940,000

Median sale price

Median price

\$820,000

House

X

Unit

Suburb

ALTONA

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
2 EMERY CRT, ALTONA, VIC 3018	\$893,016	28/01/2017
12 WATSON CRT, ALTONA, VIC 3018	*\$961,000	16/02/2017
95 QUEEN ST, ALTONA, VIC 3018	\$1,140,000	06/02/2017