

STATEMENT OF INFORMATION

31 JARED ROAD, ALTONA MEADOWS, VIC 3028 PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

hunter french

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



31 JARED ROAD, ALTONA MEADOWS, VIC 🕮 3 🕒 2 🚓 2

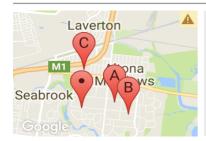
Indicative Selling Price

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

Price Range: 600,000 to 660,000

Provided by: Brendan Curry, Hunterfrench Real Estate

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

\$630,000

01 April 2017 to 31 March 2018

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.



5 DAVIS CRT, ALTONA MEADOWS, VIC 3028







Sale Price

\$630,000

Sale Date: 06/10/2017

Distance from Property: 871m





3 OCONNOR CRT, ALTONA MEADOWS, VIC







Sale Price

\$680,000

Sale Date: 28/08/2017

Distance from Property: 1.2km





65 EPSOM ST, ALTONA MEADOWS, VIC 3028







Sale Price

\$630,000

Sale Date: 07/11/2017

Distance from Property: 1.1km



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 31 JARED ROAD, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Price Range: 600,000 to 660,000

Median sale price

Median price	\$630,000	House	X	Unit	Suburb	ALTONA MEADOWS
Period	01 April 2017 to 31 Ma	01 April 2017 to 31 March 2018		Source	pricefinder	

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
5 DAVIS CRT, ALTONA MEADOWS, VIC 3028	\$630,000	06/10/2017
3 OCONNOR CRT, ALTONA MEADOWS, VIC 3028	\$680,000	28/08/2017
65 EPSOM ST, ALTONA MEADOWS, VIC 3028	\$630,000	07/11/2017