



**first
national**
REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/54 CROWN STREET S, ALTONA

2 1 -

Indicative Selling Price

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

Price Range: \$395,000 to \$430,000

Provided by: Peter Weaver, Barlow McEwan Tribe Altona

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (Unit)

\$442,750

01 July 2017 to 30 September 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.



2/29 TOMKIN CRT, ALTONA MEADOWS, VIC

2 1 2

Sale Price

***\$407,000**

Sale Date: 28/08/2017

Distance from Property: 316m



2/105 MERTON ST, ALTONA MEADOWS, VIC

2 1 1

Sale Price

***\$402,000**

Sale Date: 19/07/2017

Distance from Property: 995m



1/13 LITTLER CRT, ALTONA MEADOWS, VIC

2 1 1

Sale Price

***\$406,125**

Sale Date: 05/07/2017

Distance from Property: 1.6km



This report has been compiled on 23/10/2017 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

1/54 CROWN STREET S, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Price Range:

\$395,000 to \$430,000

Median sale price

Median price

\$442,750

House

Unit

X

Suburb

ALTONA MEADOWS

Period

01 July 2017 to 30 September 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 |
|--|------------|--------------|
| 2/29 TOMKIN CRT, ALTONA MEADOWS, VIC 3028 | *\$407,000 | 28/08/2017 |
| 2/105 MERTON ST, ALTONA MEADOWS, VIC 3028 | *\$402,000 | 19/07/2017 |
| 1/13 LITTLER CRT, ALTONA MEADOWS, VIC 3028 | *\$406,125 | 05/07/2017 |