



**first
national**
REAL ESTATE

| Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



32 HOWARD STREET, ALTONA

3 1 4

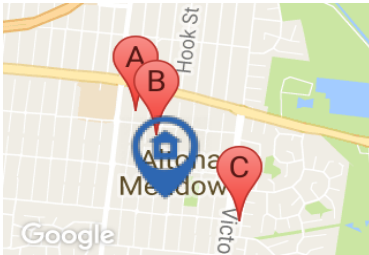
Indicative Selling Price

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

\$540,000 to \$590,000

Provided by: Peter Weaver, Barlow McEwan Tribe Altona

SUBURB MEDIAN



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

\$560,000

01 January 2017 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.



30 GRAHAM CRT, ALTONA MEADOWS, VIC

3 2 2

Sale Price

\$575,000

Sale Date: 28/02/2017

Distance from Property: 668m



15 BRENNAN CRT, ALTONA MEADOWS, VIC

3 1 1

Sale Price

\$541,000

Sale Date: 25/02/2017

Distance from Property: 468m



18 LANGHORNE ST, ALTONA MEADOWS, VIC

3 2 3

Sale Price

\$597,000

Sale Date: 14/02/2017

Distance from Property: 501m



This report has been compiled on 29/05/2017 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

32 HOWARD STREET, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Single Price / Range

\$540,000 to \$590,000

Median sale price

Median price

\$560,000

House

X

Unit

Suburb

ALTONA MEADOWS

Period

01 January 2017 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
30 GRAHAM CRT, ALTONA MEADOWS, VIC 3028	\$575,000	28/02/2017
15 BRENNAN CRT, ALTONA MEADOWS, VIC 3028	\$541,000	25/02/2017
18 LANGHORNE ST, ALTONA MEADOWS, VIC 3028	\$597,000	14/02/2017