

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



34 GADSDEN STREET, ALTONA NORTH,

 4  1  1

Indicative Selling Price

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

Price Range: 740,000 to 780,000

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (House)

\$790,000

01 July 2016 to 30 June 2017

Provided by: 

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.



15 RONALD AVE, ALTONA NORTH, VIC 3025

 3  2  1

Sale Price

***\$737,000**

Sale Date: 20/07/2017

Distance from Property: 2.2km



100 FIFTH AVE, ALTONA NORTH, VIC 3025

 3  2  2

Sale Price

***\$825,000**

Sale Date: 24/06/2017

Distance from Property: 1.6km



49 ROSALA AVE, ALTONA NORTH, VIC 3025

 3  2  2

Sale Price

***\$740,000**

Sale Date: 15/05/2017

Distance from Property: 520m



This report has been compiled on 15/08/2017 by Hunterfrench Real Estate. 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

34 GADSDEN STREET, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range:

740,000 to 780,000

Median sale price

Median price

\$790,000

House

X

Unit

Suburb

ALTONA NORTH

Period

01 July 2016 to 30 June 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
15 RONALD AVE, ALTONA NORTH, VIC 3025	*\$737,000	20/07/2017
100 FIFTH AVE, ALTONA NORTH, VIC 3025	*\$825,000	24/06/2017
49 ROSALA AVE, ALTONA NORTH, VIC 3025	*\$740,000	15/05/2017