

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**215 MERTON STREET, ALTONA**

 3  1  1

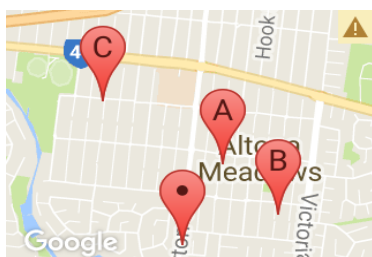
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$630,000 to \$680,000**

Provided by: Saade Ghazi, Hunter French

## MEDIAN SALE PRICE



**ALTONA MEADOWS, VIC, 3028**

**Suburb Median Sale Price (House)**

**\$570,000**

01 October 2016 to 30 September 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.



**5 DAVIS CRT, ALTONA MEADOWS, VIC 3028**

 3  2  3

**Sale Price**

**\*\$630,000**

Sale Date: 12/10/2017

Distance from Property: 631m



**3 O'CONNOR CRT, ALTONA MEADOWS, VIC**

 3  2  2

**Sale Price**

**\*\$680,000**

Sale Date: 14/09/2017

Distance from Property: 655m



**36 MACNEIL DR, ALTONA MEADOWS, VIC**

 3  1  2

**Sale Price**

**\$630,000**

Sale Date: 22/06/2017

Distance from Property: 1.2km



This report has been compiled on 19/10/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

215 MERTON STREET, ALTONA MEADOWS, VIC 3028

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$630,000 to \$680,000

Median sale price

Median price

\$570,000

House

X

Unit

Suburb

ALTONA MEADOWS

Period

01 October 2016 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
5 DAVIS CRT, ALTONA MEADOWS, VIC 3028	*\$630,000	12/10/2017
3 OCONNOR CRT, ALTONA MEADOWS, VIC 3028	*\$680,000	14/09/2017
36 MACNEIL DR, ALTONA MEADOWS, VIC 3028	\$630,000	22/06/2017