first national REAL ESTATE | Barlow McEwan Tribe

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

2/9 SARGOOD STREET, ALTONA, VIC 3018 🛏 2 🛁 1 🚗 1
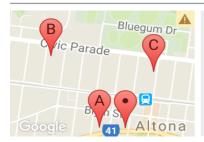
Indicative Selling Price

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

Price Range: **$580,000 to $630,000**

Provided by: Peter Weaver, Barlow Mcewan Tribe Altona

MEDIAN SALE PRICE

ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

$600,000

01 April 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.

2/157 QUEEN ST, ALTONA, VIC 3018 🛏 2 🛁 1 🚗 1

Sale Price

$660,000

Sale Date: 27/06/2017

Distance from Property: 168m **A**

2/18 HANCOCK ST, ALTONA, VIC 3018 🛏 2 🛁 1 🚗 1

Sale Price

$540,000

Sale Date: 31/05/2017

Distance from Property: 709m **B**

308/117 PIER ST, ALTONA, VIC 3018 🛏 2 🛁 2 🚗 1

Sale Price

*$585,000

Sale Date: 23/09/2017

Distance from Property: 443m **C**

This report has been compiled on 28/11/2017 by Barlow Mcewan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

Statement of Information
Single residential property located in the Melbourne metropolitan area

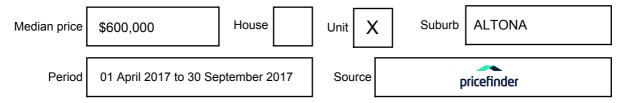**Sections 47AF of the Estate Agents Act 1980**

Property offered for sale

Address Including suburb and postcode	2/9 SARGOOD STREET, ALTONA, VIC 3018

Indicative selling price

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

Price Range:	$580,000 to $630,000

Median sale price

Median price	$600,000	House		Unit	X	Suburb	ALTONA
Period	01 April 2017 to 30 September 2017			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
2/157 QUEEN ST, ALTONA, VIC 3018	$660,000	27/06/2017
2/18 HANCOCK ST, ALTONA, VIC 3018	$540,000	31/05/2017
308/117 PIER ST, ALTONA, VIC 3018	*$585,000	23/09/2017