



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 PHAIR COURT, ALTONA, VIC 3018

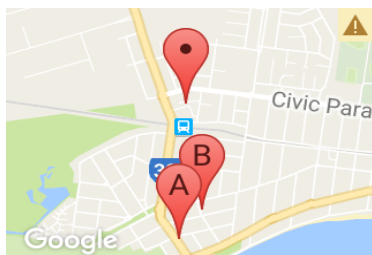
3 2 2

Indicative Selling Price

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

Price Range: **\$990,000 to \$1,080,000**

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$551,250

01 April 2016 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.



185 QUEEN ST, ALTONA, VIC 3018

3 3 1

Sale Price

***\$1,245,000**

Sale Date: 31/03/2017

Distance from Property: 1.1 km



18 MAIDSTONE ST, ALTONA, VIC 3018

4 3 2

Sale Price

***\$950,000**

Sale Date: 24/05/2017

Distance from Property: 972m



26 MANNING ST, ALTONA, VIC 3018

3 4 2

Sale Price

***\$1,255,000**

Sale Date: 13/04/2017

Distance from Property: 769m



This report has been compiled on 23/06/2017 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

5 PHAIR COURT, ALTONA, VIC 3018

Indicative selling price

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

Price Range: \$990,000 to \$1,080,000

Median sale price

Median price \$551,250

House

Unit

X

Suburb

ALTONA

Period 01 April 2016 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
185 QUEEN ST, ALTONA, VIC 3018	*\$1,245,000	31/03/2017
18 MAIDSTONE ST, ALTONA, VIC 3018	*\$950,000	24/05/2017
26 MANNING ST, ALTONA, VIC 3018	*\$1,255,000	13/04/2017