



first national REAL ESTATE

Barlow McEwan Tribe

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



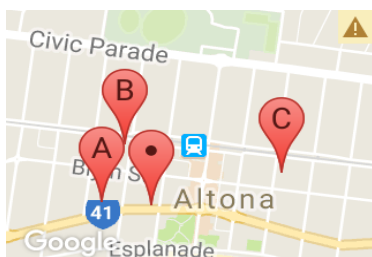
3/9 SARGOOD STREET, ALTONA, VIC 3018 2 1 1

Indicative Selling Price

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

Price Range: **\$600,000 to \$660,000**

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$550,000

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.



2/157 QUEEN ST, ALTONA, VIC 3018

2 1 1

Sale Price

\$660,000

Sale Date: 27/06/2017

Distance from Property: 163m



1/27 MCBAIN ST, ALTONA, VIC 3018

2 1 1

Sale Price

\$625,000

Sale Date: 12/04/2017

Distance from Property: 235m



1/24 DAVIES ST, ALTONA, VIC 3018

2 1 1

Sale Price

\$550,255

Sale Date: 26/05/2017

Distance from Property: 438m



This report has been compiled on 22/08/2017 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

3/9 SARGOOD STREET, ALTONA, VIC 3018

Indicative selling price

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

Price Range: \$600,000 to \$660,000

Median sale price

Median price \$550,000

House

Unit

X

Suburb

ALTONA

Period 01 July 2016 to 30 June 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
1/27 MCBAIN ST, ALTONA, VIC 3018	\$625,000	12/04/2017
1/24 DAVIES ST, ALTONA, VIC 3018	\$550,255	26/05/2017