



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/259 ESPLANADE, ALTONA, VIC 3018

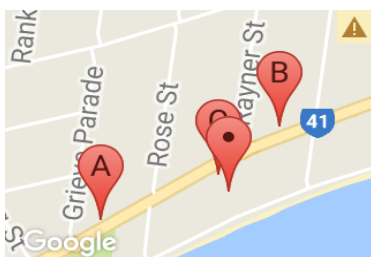
3 2 2

Indicative Selling Price

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

Price Range: **\$890,000 to \$930,000**

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$625,000

01 April 2017 to 31 March 2018

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.



1/231 QUEEN ST, ALTONA, VIC 3018

3 2 1

Sale Price

\$1,175,000

Sale Date: 21/10/2017

Distance from Property: 215m



1/201 QUEEN ST, ALTONA, VIC 3018

3 2 2

Sale Price

****\$980,000**

Sale Date: 25/10/2017

Distance from Property: 142m



2/208 QUEEN ST, ALTONA, VIC 3018

3 2 2

Sale Price

***\$840,000**

Sale Date: 14/02/2018

Distance from Property: 35m



This report has been compiled on 03/04/2018 by Barlow McEwan Tribe Altona. Property Data Solutions Pty Ltd 2018 - 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

3/259 ESPLANADE, ALTONA, VIC 3018

Indicative selling price

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

Price Range: \$890,000 to \$930,000

Median sale price

Median price \$625,000

House

Unit

X

Suburb

ALTONA

Period 01 April 2017 to 31 March 2018

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
1/231 QUEEN ST, ALTONA, VIC 3018	\$1,175,000	21/10/2017
1/201 QUEEN ST, ALTONA, VIC 3018	**\$980,000	25/10/2017
2/208 QUEEN ST, ALTONA, VIC 3018	*\$840,000	14/02/2018