#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 7 CHIFLEY AVENUE, ALTONA, VIC 3018







**Indicative Selling Price** 

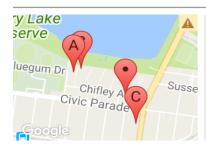
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

1,000,000 to 1,100,000

Provided by: Scott Murdoch, Barlow Mcewan Tribe Altona

#### **MEDIAN SALE PRICE**



## ALTONA, VIC, 3018

**Suburb Median Sale Price (House)** 

\$825,000

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.



# 9 WATSON CRT, ALTONA, VIC 3018







Sale Price

\*\$1,225,000

Sale Date: 12/04/2017

Distance from Property: 382m





#### 12 WATSON CRT, ALTONA, VIC 3018







Sale Price

\*\$961,000

Sale Date: 16/02/2017

Distance from Property: 354m





# 51 MILLERS RD, ALTONA, VIC 3018







**Sale Price** 

\*\$1.030.000

Sale Date: 25/02/2017

Distance from Property: 208m



## 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	7 CHIFLEY AVENUE, ALTONA, VIC 3018
---	------------------------------------

#### Indicative selling price

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

Price Range: 1,000,000 to 1,100,000

## Median sale price

Median price	\$825,000	House X	Unit	Suburb	ALTONA
Period	01 April 2016 to 31 Ma	Source	p	ricefinder	

### 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
9 WATSON CRT, ALTONA, VIC 3018	*\$1,225,000	12/04/2017
12 WATSON CRT, ALTONA, VIC 3018	*\$961,000	16/02/2017
51 MILLERS RD, ALTONA, VIC 3018	*\$1,030,000	25/02/2017

