

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/2 CLEMATIS AVENUE, ALTONA NORTH,  3  1  1

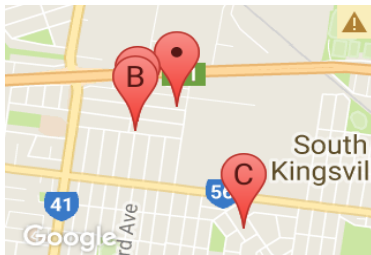
Indicative Selling Price

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

Price Range: **\$630,000 to \$660,000**

Provided by: Talal El-Hassan JP, Hunter French

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Other)

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.



33 MARIGOLD AVE, ALTONA NORTH, VIC 3025  3  3  2

Sale Price

***\$724,000**

Sale Date: 07/03/2017

Distance from Property: 283m



1/34 CYCLAMEN AVE, ALTONA NORTH, VIC  3  2  2

Sale Price

\$721,750

Sale Date: 20/09/2016

Distance from Property: 326m



2/10 CLEGHORN AVE, ALTONA NORTH, VIC  3  1  1

Sale Price

\$656,000

Sale Date: 04/10/2016

Distance from Property: 982m



This report has been compiled on 04/08/2017 by Hunterfrench Real Estate. 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

1/2 CLEMATIS AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: \$630,000 to \$660,000

Median sale price

Median price

House

Unit

Suburb

ALTONA NORTH

Period

01 July 2016 to 30 June 2017

Source



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
33 MARIGOLD AVE, ALTONA NORTH, VIC 3025	*\$724,000	07/03/2017
1/34 CYCLAMEN AVE, ALTONA NORTH, VIC 3025	\$721,750	20/09/2016
2/10 CLEGHORN AVE, ALTONA NORTH, VIC 3025	\$656,000	04/10/2016