hunter french
real estate

STATEMENT OF INFORMATION
Section 47AF of the Estate Agents Act 1980

6 WARD COURT, ALTONA MEADOWS, VIC 🛏 4   🛁 2   🚗 2
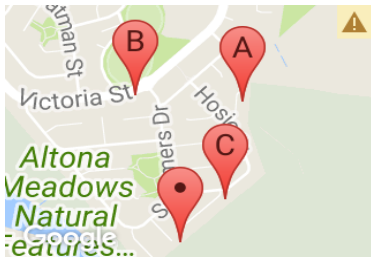
Indicative Selling Price

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

Price Range: **$850,000 to $900,000**

Provided by: Talal El-Hassan JP, Hunter French

MEDIAN SALE PRICE

ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

$550,000

01 July 2016 to 30 June 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.

11 GASKELL CRT, ALTONA MEADOWS, VIC   🛏 3   🛁 2   🚗 2

Sale Price

*$820,000

Sale Date: 30/05/2017

Distance from Property: 544m   **A**

251 VICTORIA ST, ALTONA MEADOWS, VIC   🛏 3   🛁 2   🚗 4

Sale Price

$600,000

Sale Date: 08/03/2017

Distance from Property: 544m   **B**

2 HOPKINS CRT, ALTONA MEADOWS, VIC   🛏 3   🛁 2   🚗 2

Sale Price

$772,000

Sale Date: 14/02/2017

Distance from Property: 213m   **C**

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	6 WARD COURT, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Price Range:	$850,000 to $900,000

Median sale price

Median price	$550,000	House	X	Unit		Suburb	ALTONA MEADOWS
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
11 GASKELL CRT, ALTONA MEADOWS, VIC 3028	*$820,000	30/05/2017
251 VICTORIA ST, ALTONA MEADOWS, VIC 3028	$600,000	08/03/2017
2 HOPKINS CRT, ALTONA MEADOWS, VIC 3028	$772,000	14/02/2017

CONSUMER AFFAIRS VICTORIA