



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/259 ESPLANADE, ALTONA, VIC 3018

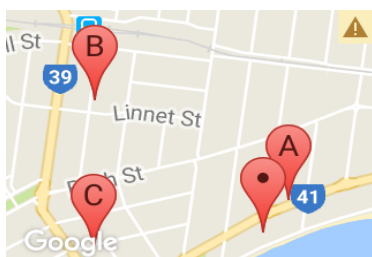
3 2 2

Indicative Selling Price

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

Price Range: **\$890,000 to \$940,000**

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$596,250

01 October 2016 to 30 September 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.



1/201 QUEEN ST, ALTONA, VIC 3018

3 2 2

Sale Price

****\$980,000**

Sale Date: 25/10/2017

Distance from Property: 142m



20 STANLEY ST, ALTONA, VIC 3018

3 3 1

Sale Price

\$860,000

Sale Date: 21/07/2017

Distance from Property: 724m



28 MYRTLE GR, ALTONA, VIC 3018

4 3 2

Sale Price

***\$950,000**

Sale Date: 02/08/2017

Distance from Property: 557m



This report has been compiled on 22/11/2017 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

3/259 ESPLANADE, ALTONA, VIC 3018

Indicative selling price

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

Price Range: \$890,000 to \$940,000

Median sale price

Median price \$596,250

House

Unit

X

Suburb

ALTONA

Period

01 October 2016 to 30 September 2017

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
1/201 QUEEN ST, ALTONA, VIC 3018	**\$980,000	25/10/2017
20 STANLEY ST, ALTONA, VIC 3018	\$860,000	21/07/2017
28 MYRTLE GR, ALTONA, VIC 3018	*\$950,000	02/08/2017