

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

94 FOURTH AVENUE, ALTONA NORTH, VIC 3025

Indicative selling price

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

Price Range: \$61 €0,000 to \$1 €0,000

Median sale price

Median price

\$646,350

House

Unit

Suburb

ALTONA NORTH

Period

01 April 2017 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
51 MACDONALD AVE, ALTONA NORTH, VIC 3025	*\$730,000	26/08/2017
52 FIRST AVE, ALTONA NORTH, VIC 3025	\$710,000	18/03/2017
107 THIRD AVE, ALTONA NORTH, VIC 3025	*\$700,000	05/08/2017

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



94 FOURTH AVENUE, ALTONA NORTH,

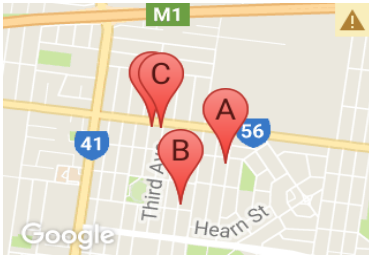
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Indicative Selling Price

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

Price Range: \$690,000 to \$740,000

MEDIAN SALE PRICE



ALTONA NORTH, VIC, 3025

Suburb Median Sale Price (Unit)

\$646,350

01 April 2017 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.



51 MACDONALD AVE, ALTONA NORTH, VIC

3 2 2

Sale Price

***\$730,000**

Sale Date: 26/08/2017

Distance from Property: 548m



52 FIRST AVE, ALTONA NORTH, VIC 3025

3 2 1

Sale Price

\$710,000

Sale Date: 18/03/2017

Distance from Property: 589m



107 THIRD AVE, ALTONA NORTH, VIC 3025

3 1 2

Sale Price

***\$700,000**

Sale Date: 05/08/2017

Distance from Property: 60m



This report has been compiled on 08/11/2017 by Mancini Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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