



first national REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**248 QUEEN STREET, ALTONA, VIC 3018**

4 2 2

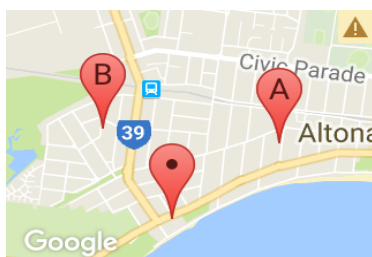
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$1,800,000 to \$1,900,000**

Provided by: Peter Weaver, Barlow Mcewan Tribe Altona

## MEDIAN SALE PRICE



**ALTONA, VIC, 3018**

Suburb Median Sale Price (House)

**\$831,250**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**17 UPTON ST, ALTONA, VIC 3018**

4 3 4

Sale Price

**Price Withheld**

Sale Date: 06/02/2017

Distance from Property: 887m



**14 EMU AVE, ALTONA, VIC 3018**

5 3 2

Sale Price

**\*\$1,850,000**

Sale Date: 20/05/2017

Distance from Property: 783m



This report has been compiled on 17/07/2017 by Barlow Mcewan Tribe Altona. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

248 QUEEN STREET, ALTONA, VIC 3018

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$1,800,000 to \$1,900,000

### Median sale price

Median price \$831,250

House

Unit

Suburb

ALTONA

Period 01 July 2016 to 30 June 2017

Source



### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Address of comparable property	Price	Date of sale
17 UPTON ST, ALTONA, VIC 3018	Price Withheld	06/02/2017
14 EMU AVE, ALTONA, VIC 3018	*\$1,850,000	20/05/2017