

STATEMENT OF INFORMATION

1/76 QUEEN STREET, ALTONA, VIC 3018

PREPARED BY JULIE BURT, SWEENEY, PHONE: 0410 553 517



SWEENEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/76 QUEEN STREET, ALTONA, VIC 3018

2 1 1

Indicative Selling Price

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

Price Range: 680,000 to 740,000

Provided by: Julie Burt, Sweeney

MEDIAN SALE PRICE



ALTONA, VIC, 3018

Suburb Median Sale Price (Unit)

\$485,000

01 January 2017 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.



1 LARK ST, ALTONA, VIC 3018

2 1 1

Sale Price

***\$665,000**

Sale Date: 22/06/2017

Distance from Property: 2.4km



2/157 QUEEN ST, ALTONA, VIC 3018

2 1 1

Sale Price

***\$660,000**

Sale Date: 08/05/2017

Distance from Property: 735m



3/66 BLYTH ST, ALTONA, VIC 3018

3 1 1

Sale Price

\$720,000

Sale Date: 18/02/2017

Distance from Property: 622m



This report has been compiled on 11/07/2017 by Sweeney. 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

1/76 QUEEN STREET, ALTONA, VIC 3018

Indicative selling price

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

Price Range:

680,000 to 740,000

Median sale price

Median price

\$485,000

House

Unit

X

Suburb

ALTONA

Period

01 January 2017 to 30 June 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 LARK ST, ALTONA, VIC 3018	*\$665,000	22/06/2017
2/157 QUEEN ST, ALTONA, VIC 3018	*\$660,000	08/05/2017
3/66 BLYTH ST, ALTONA, VIC 3018	\$720,000	18/02/2017