



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 DAVIS COURT, ALTONA MEADOWS, VIC 3 2 1

Indicative Selling Price

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

Price Range: **\$570,000 to \$610,000**

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

\$552,000

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.



10 SORRELL CRT, ALTONA MEADOWS, VIC 3 2 5

Sale Price

***\$617,500**

Sale Date: 09/09/2017

Distance from Property: 556m



32 HOWARD ST, ALTONA MEADOWS, VIC 3028 3 1 4

Sale Price

***\$595,000**

Sale Date: 07/07/2017

Distance from Property: 199m



9 ELYSTAN RD, ALTONA MEADOWS, VIC 3028 3 2 2

Sale Price

\$587,000

Sale Date: 03/07/2017

Distance from Property: 541m



This report has been compiled on 14/09/2017 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

5 DAVIS COURT, ALTONA MEADOWS, VIC 3028

Indicative selling price

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

Price Range: \$570,000 to \$610,000

Median sale price

Median price \$552,000

House

Unit

Suburb

ALTONA MEADOWS

Period 01 July 2016 to 30 June 2017

Source



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
10 SORRELL CRT, ALTONA MEADOWS, VIC 3028	*\$617,500	09/09/2017
32 HOWARD ST, ALTONA MEADOWS, VIC 3028	*\$595,000	07/07/2017
9 ELYSTAN RD, ALTONA MEADOWS, VIC 3028	\$587,000	03/07/2017