



first national REAL ESTATE

Barlow McEwan Tribe

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**210 QUEEN STREET, ALTONA, VIC 3018**

3 2 2

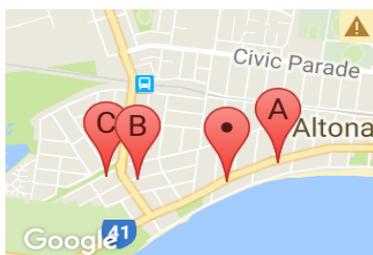
### Indicative Selling Price

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

Price Range: **\$1,350,000 to \$1,450,000**

Provided by: Scott Murdoch, Barlow Mcewan Tribe Altona

## MEDIAN SALE PRICE



**ALTONA, VIC, 3018**

Suburb Median Sale Price (House)

**\$972,500**

01 July 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.



**174 QUEEN ST, ALTONA, VIC 3018**

3 2 6

Sale Price

**\$1,350,000**

Sale Date: 20/07/2017

Distance from Property: 356m



**38 BRACKEN GR, ALTONA, VIC 3018**

4 2 4

Sale Price

**\*\$1,475,000**

Sale Date: 21/08/2017

Distance from Property: 581m



**196 BLYTH ST, ALTONA, VIC 3018**

5 3 4

Sale Price

**\$1,480,000**

Sale Date: 05/05/2017

Distance from Property: 785m



This report has been compiled on 03/11/2017 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

210 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: \$1,350,000 to \$1,450,000

### Median sale price

Median price \$972,500

House

Unit

Suburb

ALTONA

Period 01 July 2017 to 30 September 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
174 QUEEN ST, ALTONA, VIC 3018	\$1,350,000	20/07/2017
38 BRACKEN GR, ALTONA, VIC 3018	*\$1,475,000	21/08/2017
196 BLYTH ST, ALTONA, VIC 3018	\$1,480,000	05/05/2017