

# **STATEMENT OF INFORMATION**

26 HATHERLEY GROVE, ALTONA NORTH, VIC

PREPARED BY TALAL EL-HASSAN JP, HUNTERFRENCH REAL ESTATE

## 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

26 HATHERLEY GROVE, ALTONA NORTH, VIC

### Indicative selling price

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

Price Range: \$790,000 to \$850,000

### Median sale price

Median price

\$870,000

House

Unit

Suburb

ALTONA NORTH

Period

01 January 2018 to 31 March 2018

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
3 THIRD AVE, ALTONA NORTH, VIC 3025	\$1,024,000	17/03/2018
74 MCINTOSH RD, ALTONA NORTH, VIC 3025	\$870,000	10/01/2018
114 MCINTOSH RD, ALTONA NORTH, VIC 3025	*\$864,000	10/01/2018