

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/69 High Street South Altona Meadows VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

1/79 Merton Street Altona Meadows VIC 3028	\$445,000	20-May-21
1/57 Myers Parade Altona Meadows VIC 3028	\$499,000	13-Apr-21
2/10 Dillon Court Altona Meadows VIC 3028	\$492,000	04-May-21

OR

B* ~~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 6 months.~~

This Statement of Information was prepared on: 12 July 2021

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1/79 Merton Street Altona Meadows Sold Price

^{RS} \$445,000 Sold Date 20-May-21

2 2 1

Distance 0.38km



1/57 Myers Parade Altona Meadows Sold Price

\$499,000 Sold Date 13-Apr-21

2 1 1

Distance 0.59km



2/10 Dillon Court Altona Meadows Sold Price

\$492,000 Sold Date 04-May-21

2 1 1

Distance 0.63km

RS = Recent sale UN = Undisclosed Sale

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