

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

105/79 Merton Street 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

\$460,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Sep 2020

to

31 Aug 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

103/79 Merton Street Altona Meadows VIC 3028	\$451,000	28-Apr-21
G1/79 Merton Street Altona Meadows VIC 3028	\$445,000	10-May-21
1/79 Merton Street Altona Meadows VIC 3028	\$445,000	20-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: 02 September 2021

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103/79 Merton Street Altona Meadows VIC 3028

2 2 1

Sold Price **\$451,000** Sold Date **28-Apr-21**

Distance -



G1/79 Merton Street Altona Meadows VIC 3028

2 2 1

Sold Price **\$445,000** Sold Date **10-May-21**

Distance -



1/79 Merton Street Altona Meadows VIC 3028

2 2 1

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

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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