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 ROMERIL COURT 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	$880,000	&	$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$730,000	Property type	House	Suburb	Altona Meadows
Period-from	01 Apr 2021	to	31 Mar 2022	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
3 OCONNOR COURT ALTONA MEADOWS VIC 3028	$921,000	27-Nov-21
2 MCAREE COURT ALTONA MEADOWS VIC 3028	$980,000	03-Jul-21
42 TATMAN DRIVE ALTONA MEADOWS VIC 3028	$900,000	22-Oct-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: 19 April 2022

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3 OCONNOR COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **$921,000** Sold Date **27-Nov-21**

Distance **0.33km**

2 MCAREE COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **$980,000** Sold Date **03-Jul-21**

Distance **0.58km**

42 TATMAN DRIVE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **$900,000** Sold Date **22-Oct-21**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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