

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

9 O'Brien 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2020

to

31 Dec 2020

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

8 O'Brien Court Altona Meadows VIC 3028	\$628,000	25-Oct-20
84 Talbot Street Altona Meadows VIC 3028	\$655,000	02-Aug-20
30 Alma Avenue Altona Meadows VIC 3028	\$625,000	01-Aug-20

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.~~

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**8 Obrien Court Altona Meadows
VIC 3028**

3 1 3

Sold Price **\$628,000** Sold Date **25-Oct-20**

Distance **0.05km**



**84 Talbot Street Altona Meadows
VIC 3028**

3 1 2

Sold Price **\$655,000** Sold Date **02-Aug-20**

Distance **0.37km**



**30 Alma Avenue Altona Meadows
VIC 3028**

3 1 3

Sold Price **\$625,000** Sold Date **01-Aug-20**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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