

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

1/15 Tomkin 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Mar 2020

to

28 Feb 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

1/3 Henry Drive Altona Meadows VIC 3028	\$532,000	03-Feb-20
2/12 Hammond Court Altona Meadows VIC 3028	\$590,000	11-Jan-21
2/6 Lynch Court Altona Meadows VIC 3028	\$445,000	30-Jun-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.~~

This Statement of Information was prepared on: 03 March 2021

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1/3 Henry Drive Altona Meadows
VIC 3028

 3  1  2

Sold Price

\$532,000

Sold Date **03-Feb-20**

Distance **0.32km**



2/12 Hammond Court Altona
Meadows VIC 3028

 3  2  2

Sold Price

^{RS} **\$590,000** ^{UN}

Sold Date **11-Jan-21**

Distance **0.35km**



2/6 Lynch Court Altona Meadows
VIC 3028

 2  1  1

Sold Price

\$445,000

Sold Date **30-Jun-20**

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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