

## 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

4 Neyland Court Altona Meadows VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$660,000

&

\$690,000

### 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

10 South Avenue Altona Meadows VIC 3028	\$692,000	04-Nov-20
26 Batman Street Altona Meadows VIC 3028	\$702,000	17-Jun-20
193 Merton Street Altona Meadows VIC 3028	\$670,000	03-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: 19 January 2021



10 South Avenue Altona Meadows  
VIC 3028

Sold Price **\$692,000** Sold Date **04-Nov-20**

- 2 2

Distance **0.2km**



26 Batman Street Altona Meadows  
VIC 3028

Sold Price **\$702,000** Sold Date **17-Jun-20**

4 2 2

Distance **0.44km**



193 Merton Street Altona Meadows  
VIC 3028

Sold Price **\$670,000** Sold Date **03-Jun-20**

4 2 1

Distance **0.53km**

RS = Recent sale      UN = Undisclosed Sale

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