

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

1/16 Ascot Street South 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,000

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

4/25 Ailsa Street South Altona Meadows VIC 3028	\$500,000	17-Mar-21
4/136-138 Central Avenue Altona Meadows VIC 3028	\$468,000	18-Oct-20
2/15 Fitzpatrick Drive Altona Meadows VIC 3028	\$450,000	04-Dec-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: 23 March 2021

AREASPECIALIST

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4/25 Ailsa Street South Altona Meadows VIC 3028

2 2 2

Sold Price

^{RS} **\$500,000**

Sold Date

17-Mar-21

Distance

0.08km



4/136-138 Central Avenue Altona Meadows VIC 3028

2 1 1

Sold Price

\$468,000

Sold Date

18-Oct-20

Distance

0.15km



2/15 Fitzpatrick Drive Altona Meadows VIC 3028

2 1 1

Sold Price

\$450,000

Sold Date

04-Dec-20

Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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