

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

2/11 PEARCE 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

\$475,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jun 2021

to

31 May 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

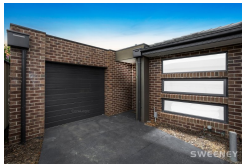
Date of sale

3/32 WRIGHT STREET LAVERTON VIC 3028	\$485,000	05-Feb-22
1/44 CENTRAL AVENUE ALTONA MEADOWS VIC 3028	\$485,000	08-Jun-22
4/13-15 MAY AVENUE ALTONA MEADOWS VIC 3028	\$480,000	18-Jun-22

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: 21 June 2022



**3/32 WRIGHT STREET LAVERTON
VIC 3028**

2 1 1

Sold Price

\$485,000

Sold Date

05-Feb-22

Distance

1.9km



**1/44 CENTRAL AVENUE ALTONA
MEADOWS VIC 3028**

2 1 2

Sold Price

^{RS} **\$485,000** ^{UN}

Sold Date

08-Jun-22

Distance

1.12km



**4/13-15 MAY AVENUE ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price

^{RS} **\$480,000**

Sold Date

18-Jun-22

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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