

# STATEMENT OF INFORMATION

54 HOOK STREET, ALTONA MEADOWS, VIC 3028  
PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



**P. DI NATALE**

WERRIBEE  
44 Watton Street Werribee Victoria 3030  
E [pdnw@pdinatale.com.au](mailto:pdnw@pdinatale.com.au) F 03 9741 9453

FOOTSCRAY  
225 Barkly Street Footscray Victoria 3011  
E [pdnf@pdinatale.com.au](mailto:pdnf@pdinatale.com.au) F 03 9687 5320

■ Real Estate Agents ■ Property Managers ■ Body Corporate Managers ■ Auctioneers

PH: 1300 997 553 [www.pdinatale.com.au](http://www.pdinatale.com.au)

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**54 HOOK STREET, ALTONA MEADOWS,**

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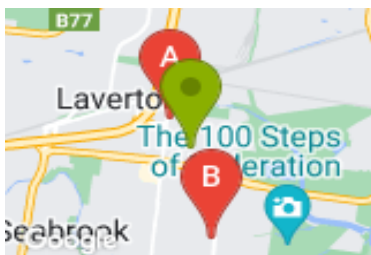
**Indicative Selling Price**

For the meaning of this price see consumer.vic.au/underquoting

**Price Range: \$600,000 to \$630,000**

Provided by: Craig Vilcins, P Di Natale Real Estate

## MEDIAN SALE PRICE



**ALTONA MEADOWS, VIC, 3028**

Suburb Median Sale Price (House)

**\$742,500**

01 April 2021 to 31 March 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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 six months.



**3 MERTON ST, ALTONA MEADOWS, VIC 3028**

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**Sale Price**

**\$644,500**

Sale Date: 26/02/2022

Distance from Property: 525m



**196 VICTORIA ST, ALTONA MEADOWS, VIC**

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**Sale Price**

**\$660,000**

Sale Date: 18/02/2022

Distance from Property: 1.3km



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

54 HOOK STREET, ALTONA MEADOWS, VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$600,000 to \$630,000

### Median sale price

Median price

\$742,500

Property type

House

Suburb

ALTONA MEADOWS

Period

01 April 2021 to 31 March 2022

Source



### Comparable property sales

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 six months.

#### Address of comparable property

#### Price

#### Date of sale

|                                           |           |            |
|-------------------------------------------|-----------|------------|
| 3 MERTON ST, ALTONA MEADOWS, VIC 3028     | \$644,500 | 26/02/2022 |
| 196 VICTORIA ST, ALTONA MEADOWS, VIC 3028 | \$660,000 | 18/02/2022 |

This Statement of Information was prepared on:

08/06/2022