

76 Kiora Street, Altona Meadows Vic 3028



1 Bed 1 Bath 2 Car

Property Type: House

Land Size: 464 sqm approx

Indicative Selling Price

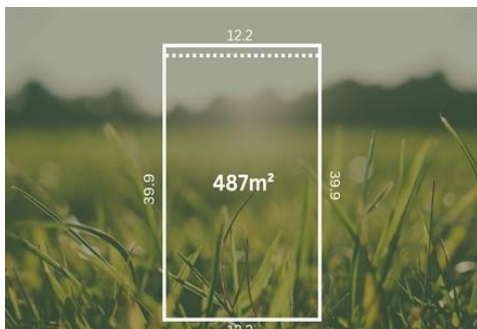
\$490,000 - \$530,000

Median House Price

Year ending September 2024:

\$733,000

Comparable Properties



17 Haigh Court, Altona Meadows 3028 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$573,000

Method: Private Sale

Date: 14/08/2024

Property Type: Land

Land Size: 487 sqm approx

Agent Comments: Vacant Land \$1,176 per sqm approx.



17 Gazley Court, Altona Meadows 3028 (REI/VG)

2 Bed 1 Bath 1 Car

Price: \$540,000

Method: Private Sale

Date: 05/07/2024

Property Type: Land

Land Size: 464 sqm approx

Agent Comments: Vacant land \$1,163 sqm approx



71 Kiora Street, Altona Meadows 3028 (VG)

2 Bed 1 Bath 1 Car

Price: \$595,000

Method: Sale

Date: 04/07/2024

Property Type: House (Res)

Land Size: 1615 sqm approx

Agent Comments: Three bedroom house in the same Street. Superior accommodation and condition.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

76 Kiora Street, Altona Meadows Vic 3028

Indicative selling price

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

Range between \$490,000 & \$530,00

Median sale price

Median price \$733,000 House x Suburb Altona Meadows

Period - From 01/10/2023 to 30/09/2024 Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/148b Merton Street, ALTONA MEADOWS 3028	\$495,000	24/09/2024
2/6 Carruthers Court, ALTONA MEADOWS 3028	\$530,000	11/09/2024
2/101 Linden Street, ALTONA MEADOWS 3028	\$505,000	29/08/2024

This Statement of Information was prepared on:

06/11/2024