

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

1/210 Merton Street 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Feb 2021

to

31 Jan 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

18/11 Harrison Court Altona Meadows VIC 3028	\$620,000	29-Nov-21
17 Hall Avenue Altona Meadows VIC 3028	\$632,000	13-Nov-21
2/31 May Avenue Altona Meadows VIC 3028	\$610,000	08-Oct-21

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: 08 February 2022



18/11 Harrison Court Altona Meadows VIC 3028

3 2 2

Sold Price

^{RS} **\$620,000** Sold Date **29-Nov-21**

Distance **0.84km**



17 Hall Avenue Altona Meadows VIC 3028

3 2 1

Sold Price

\$632,000 Sold Date **13-Nov-21**

Distance **1.64km**



2/31 May Avenue Altona Meadows VIC 3028

3 1 2

Sold Price

\$610,000 Sold Date **08-Oct-21**

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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