

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 Thompson 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

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2020

to

30 Jun 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

2/53 Tatman Drive Altona Meadows VIC 3028	\$500,000	11-Mar-21
1/57 Myers Parade Altona Meadows VIC 3028	\$499,000	13-Apr-21
2/10 Dillon Court Altona Meadows VIC 3028	\$492,000	04-May-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: 29 July 2021

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2/53 Tatman Drive Altona Meadows VIC 3028 Sold Price **\$500,000** Sold Date **11-Mar-21**

 2  1  1

Distance **1.16km**



1/57 Myers Parade Altona Meadows VIC 3028 Sold Price **\$499,000** Sold Date **13-Apr-21**

 2  1  1

Distance **2km**



2/10 Dillon Court Altona Meadows VIC 3028 Sold Price **\$492,000** Sold Date **04-May-21**

 2  1  1

Distance **2.08km**

RS = Recent sale

UN = Undisclosed Sale

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