

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

14 Talbot Street, Altona Meadows Vic 3028

Indicative selling price

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

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$725,500

Property Type

House

Suburb

Altona Meadows

Period - From

02/03/2021

to

01/03/2022

Source

REIV

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 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
1	65 Victoria St ALTONA MEADOWS 3028	\$725,000	30/10/2021
2	34 Shirley St ALTONA MEADOWS 3028	\$710,000	22/11/2021
3	6 Alma Av ALTONA MEADOWS 3028	\$685,000	27/10/2021

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 six months.~~

This Statement of Information was prepared on:

02/03/2022 16:21

14 Talbot Street, Altona Meadows Vic 3028

Tony Gerace
03 9687 1344
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tonygerace@burnham.com.au



3 bedrooms - 1 car

Property Type:
Divorce/Estate/Family Transfers
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$700,000
Median House Price
02/03/2021 - 01/03/2022: \$725,500

Comparable Properties



65 Victoria St ALTONA MEADOWS 3028 (REI/VG)

Agent Comments

3 bedrooms 1 car 2

Price: \$725,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 545 sqm approx



34 Shirley St ALTONA MEADOWS 3028 (REI/VG)

Agent Comments

3 bedrooms 2 cars 3

Price: \$710,000
Method: Private Sale
Date: 22/11/2021
Property Type: House
Land Size: 487 sqm approx

6 Alma Av ALTONA MEADOWS 3028 (REI/VG)

Agent Comments

3 bedrooms 1 car 4

Price: \$685,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: House (Res)
Land Size: 483 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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