

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

7 HOSIE 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2023

to

30 Jun 2024

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

7 DUGGAN COURT ALTONA MEADOWS VIC 3028	\$1,020,000	04-Mar-24
3 TERESA COURT ALTONA MEADOWS VIC 3028	\$985,000	09-Nov-23
15 CLASSIC COURT ALTONA MEADOWS VIC 3028	\$1,030,000	01-Apr-23

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: 25 July 2024



7 DUGGAN COURT ALTONA MEADOWS VIC 3028

3 3 2

Sold Price **\$1,020,000** Sold Date **04-Mar-24**

Distance **0.48km**



3 TERESA COURT ALTONA MEADOWS VIC 3028

4 2 3

Sold Price **\$985,000** Sold Date **09-Nov-23**

Distance **0.96km**



15 CLASSIC COURT ALTONA MEADOWS VIC 3028

5 2 4

Sold Price **\$1,030,000** Sold Date **01-Apr-23**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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