

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

9 Hakea 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2019

to

30 Jun 2020

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 York Close Altona Meadows VIC 3028	\$827,500	10-Mar-20
3 Norval Terrace Altona Meadows VIC 3028	\$762,000	15-Feb-20
5 Pyramus Place Altona Meadows VIC 3028	\$720,000	05-Jun-20

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: 21 July 2020

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2 York Close Altona Meadows VIC 3028
 3  2  3

Sold Price

\$827,500

Sold Date

10-Mar-20

Distance

0.66km

3 Norval Terrace Altona Meadows VIC 3028
 3  2  2

Sold Price

\$762,000

Sold Date

15-Feb-20

Distance

0.88km

5 Pyramus Place Altona Meadows VIC 3028
 3  2  3

Sold Price

\$720,000^{UN}

Sold Date

05-Jun-20

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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