

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

8 WHITEHEAD 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

\$1,060,000

&

\$1,140,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Land

Suburb

Altona Meadows

Period-from

01 Sep 2021

to

31 Aug 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

8 CATIONS COURT ALTONA MEADOWS VIC 3028	\$615,000	11-Apr-22
60 MAY AVENUE ALTONA MEADOWS VIC 3028	\$600,000	03-Jun-22
97 WARATAH DRIVE ALTONA MEADOWS VIC 3028	\$880,000	31-May-22

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 September 2022


**8 CATIONS COURT ALTONA
MEADOWS VIC 3028**
 -  -  -

Sold Price

\$615,000

Sold Date

11-Apr-22

Distance

0.63km

**60 MAY AVENUE ALTONA
MEADOWS VIC 3028**
 -  -  -

Sold Price

\$600,000

Sold Date

03-Jun-22

Distance

0.69km

**97 WARATAH DRIVE ALTONA
MEADOWS VIC 3028**
 -  -  -

Sold Price

\$880,000

Sold Date

31-May-22

Distance

0.88km
RS = Recent sale

UN = Undisclosed Sale

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