

## 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

2/3 ISON COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2023

to

31 Jul 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

|                                              |           |           |
|----------------------------------------------|-----------|-----------|
| 2/16 LYNCH COURT ALTONA MEADOWS VIC 3028     | \$470,000 | 16-Feb-24 |
| 2/23 TOMKIN COURT ALTONA MEADOWS VIC 3028    | \$530,000 | 27-Feb-24 |
| 2/24 VICTORIA STREET ALTONA MEADOWS VIC 3028 | \$508,000 | 26-Mar-24 |

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 August 2024



## 2/16 LYNCH COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$470,000** Sold Date **16-Feb-24**

Distance **0.45km**



## 2/23 TOMKIN COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **0.78km**



## 2/24 VICTORIA STREET ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$508,000** Sold Date **26-Mar-24**

Distance **1.8km**



## 1/11 THOMPSON COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price <sup>RS</sup> **\$585,000** Sold Date **04-Jul-24**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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