

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 Elizabeth 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2020

to

30 Jun 2021

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 Hosie Street Altona Meadows VIC 3028	\$870,000	12-Jan-21
40 Featherby Way Altona Meadows VIC 3028	\$900,000	05-Mar-21
47 Hosie Street Altona Meadows VIC 3028	\$940,000	20-May-21

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: 06 July 2021



7 Hosie Street Altona Meadows VIC 3028

Sold Price

\$870,000

Sold Date

12-Jan-21

5

2

2

Distance

0.44km



40 Featherby Way Altona Meadows VIC 3028

Sold Price

\$900,000

Sold Date

05-Mar-21

4

2

2

Distance

0.77km



47 Hosie Street Altona Meadows VIC 3028

Sold Price

^{RS} **\$940,000**

Sold Date

20-May-21

4

2

2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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