

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 POINT COOK ROAD 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 45 SEABROOK BOULEVARD SEABROOK VIC 3028 | \$763,800 | 04-Sep-24 |
| 45 NEWHAM WAY ALTONA MEADOWS VIC 3028 | \$750,000 | 18-Oct-24 |
| 130 SEABROOK BOULEVARD SEABROOK VIC 3028 | \$778,000 | 22-Nov-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: 22 January 2025



**45 SEABROOK BOULEVARD
SEABROOK VIC 3028**

3 2 2

Sold Price **\$763,800** Sold Date **04-Sep-24**

Distance **0.64km**



**45 NEWHAM WAY ALTONA
MEADOWS VIC 3028**

3 2 2

Sold Price **\$750,000** Sold Date **18-Oct-24**

Distance **0.96km**



**130 SEABROOK BOULEVARD
SEABROOK VIC 3028**

3 2 2

Sold Price ^{RS} **\$778,000** Sold Date **22-Nov-24**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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