



Biggin & Scott Altona North

Statement of Information:

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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 6 Alma Avenue, 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 \$610,000 & \$660,000

Median sale price

Median price \$688,750 Property type House – 3 bdr Suburb Altona Meadows

Period - From 1/9/20 to 30/9/21 Source Realestate.com.au

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 six 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
1 4 McGowan Court Altona Meadows Vic 3028	\$690,000	1/7/21
2 175 Merton Street Altona Meadows Vic 3028	\$735,000	26/9/21
3 15 Sexton Court Altona Meadows Vic 3028	\$780,000	14/7/21

This Statement of Information was prepared on: 7/10/21