

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

1/11 CANNY 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

\$480,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

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

2/24 VICTORIA STREET ALTONA MEADOWS VIC 3028	\$508,000	26-Mar-24
4/131-133 MERTON STREET ALTONA MEADOWS VIC 3028	\$495,000	06-Mar-24
16 BALACLAVA AVENUE ALTONA MEADOWS VIC 3028	\$495,000	22-Feb-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: 08 August 2024



2/24 VICTORIA STREET ALTONA MEADOWS VIC 3028

Sold Price

\$508,000

Sold Date

26-Mar-24

2

1

1

Distance

1.57km



4/131-133 MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

\$495,000

Sold Date

06-Mar-24

2

1

1

Distance

0.37km



16 BALACLAVA AVENUE ALTONA MEADOWS VIC 3028

Sold Price

Sold Date

22-Feb-24

2

1

1

Distance

0.93km

RS = Recent sale

UN = Undisclosed Sale

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