

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

16 Nash Court, Altona Meadows Vic 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$649,000

Median sale price

Median price

\$731,000

House

X

Unit

Suburb

Altona Meadows

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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	7 Pine Dr ALTONA MEADOWS 3028	\$665,000	02/06/2018
2	4 Gazley Ct ALTONA MEADOWS 3028	\$639,000	14/04/2018
3	2 Lewin Ct ALTONA MEADOWS 3028	\$600,000	03/03/2018

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 six months.

16 Nash Court, Altona Meadows Vic 3028



Rooms:
Property Type: Land
Land Size: 464 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$649,000
Median House Price
March quarter 2018: \$731,000

Comparable Properties



7 Pine Dr ALTONA MEADOWS 3028 (REI)

Agent Comments



Price: \$665,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx

4 Gazley Ct ALTONA MEADOWS 3028 (REI)

Agent Comments



Price: \$639,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 500 sqm approx



2 Lewin Ct ALTONA MEADOWS 3028 (REI/VG)

Agent Comments



Price: \$600,000
Method: Auction Sale
Date: 03/03/2018
Rooms: 5
Property Type: House
Land Size: 479 sqm approx