

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

2/2 VALENTE STREET 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Apr 2024

to

31 Mar 2025

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

| | | |
|---|-----------|-----------|
| 23 VALENTE STREET ALTONA MEADOWS VIC 3028 | \$645,000 | 13-Jan-25 |
| 18A CANNY COURT ALTONA MEADOWS VIC 3028 | \$650,000 | 10-Apr-25 |
| 1/59 TATMAN DRIVE ALTONA MEADOWS VIC 3028 | \$631,000 | 07-Dec-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: 12 April 2025



23 VALENTE STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price **\$645,000** Sold Date **13-Jan-25**

Distance **0.2km**



18A CANNY COURT ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price ^{RS} **\$650,000** Sold Date **10-Apr-25**

Distance **1.71km**



1/59 TATMAN DRIVE ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price **\$631,000** Sold Date **07-Dec-24**

Distance **1.87km**

RS = Recent sale

UN = Undisclosed Sale

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