

## 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

13 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jun 2021

to

31 May 2022

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

|                                               |             |           |
|-----------------------------------------------|-------------|-----------|
| 11 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028 | \$1,080,000 | 19-Nov-21 |
| 8 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028  | \$1,170,000 | 18-Jan-22 |
| 15 LANGHORNE STREET ALTONA MEADOWS VIC 3028   | \$930,000   | 16-Nov-21 |

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: 27 June 2022

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**11 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028**

Sold Price

**\$1,080,000**

Sold Date

**19-Nov-21**

 4  2  2

Distance

**0.03km**



**8 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028**

Sold Price

**\$1,170,000**

Sold Date

**18-Jan-22**

 4  2  2

Distance

**0.08km**



**15 LANGHORNE STREET ALTONA MEADOWS VIC 3028**

Sold Price

**\$930,000**

Sold Date

**16-Nov-21**

 4  2  4

Distance

**0.44km**

RS = Recent sale

UN = Undisclosed Sale

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