

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

1/39 VICTORIA 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

\$550,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Altona Meadows

Period-from

01 Nov 2021

to

31 Oct 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

4/53-55 MYERS PARADE ALTONA MEADOWS VIC 3028	\$600,500	22-Jun-22
1/3 MAY AVENUE ALTONA MEADOWS VIC 3028	\$589,000	05-Aug-22
1/89-91 BALACLAVA AVENUE ALTONA MEADOWS VIC 3028	\$640,000	19-May-22

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: 09 November 2022



4/53-55 MYERS PARADE ALTONA MEADOWS VIC 3028

 3  2  1

Sold Price

\$600,500

Sold Date

22-Jun-22

Distance

1.45km



1/3 MAY AVENUE ALTONA MEADOWS VIC 3028

 3  1  2

Sold Price

\$589,000

Sold Date

05-Aug-22

Distance

1.69km



1/89-91 BALACLAVA AVENUE ALTONA MEADOWS VIC 3028

 3  1  2

Sold Price

\$640,000

Sold Date

19-May-22

Distance

1.11km

RS = Recent sale

UN = Undisclosed Sale

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