

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

2/16 Ascot Street South 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

\$460,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/19 Merton Street Altona Meadows VIC 3028	\$450,000	26-May-20
1A Burnett Court Altona Meadows VIC 3028	\$515,000	25-Jul-20
2/6 Munro Court Altona Meadows VIC 3028	\$500,888	14-Jul-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.~~

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RELIANCE

real estate

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**1/19 Merton Street Altona Meadows
VIC 3028**

Sold Price

\$450,000

Sold Date **26-May-20**

3 1 1

Distance **1.32km**



**1A Burnett Court Altona Meadows
VIC 3028**

Sold Price

\$515,000

Sold Date **25-Jul-20**

3 1 1

Distance **1.77km**



**2/6 Munro Court Altona Meadows
VIC 3028**

Sold Price

^{RS} **\$500,888**

Sold Date **14-Jul-21**

3 1 1

Distance **2.73km**

RS = Recent sale

UN = Undisclosed Sale

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