

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

237 MERTON 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

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2024

to

31 Dec 2024

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

66 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$800,000	17-Oct-24
10 SKIPPER DRIVE ALTONA MEADOWS VIC 3028	\$790,000	31-Jul-24
4 HUGGINS COURT ALTONA MEADOWS VIC 3028	\$850,000	06-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.~~

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saade ghazi
P 93157888
M 0407013304
E saade@hunterfrench.com.au



66 SOUTH AVENUE ALTONA MEADOWS VIC 3028

3 2 3

Sold Price ^{RS} **\$800,000** Sold Date **17-Oct-24**

Distance **0.3km**



10 SKIPPER DRIVE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$790,000** Sold Date **31-Jul-24**

Distance **0.52km**



4 HUGGINS COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price ^{RS} **\$850,000** Sold Date **06-Dec-24**

Distance **1.08km**

RS = Recent sale **UN** = Undisclosed Sale

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