

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

3 Quinn Court 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Oct 2018

to

30 Sep 2019

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

3 Bendick Court Altona Meadows VIC 3028	\$640,000	18-Oct-19
31 Fell Court Altona Meadows VIC 3028	\$625,000	18-Oct-19
5 Quinn Court Altona Meadows VIC 3028	\$640,000	11-Jun-19

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: 21 October 2019

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3 Bendick Court Altona Meadows VIC 3028
 4  2  2

Sold Price

^{RS} **\$640,000**

Sold Date

18-Oct-19

Distance

0.32km

31 Fell Court Altona Meadows VIC 3028
 4  2  2

Sold Price

^{RS} **\$625,000**

Sold Date

18-Oct-19

Distance

0.8km

5 Quinn Court Altona Meadows VIC 3028
 4  2  4

Sold Price

\$640,000

Sold Date

11-Jun-19

Distance

0.01km
RS = Recent sale

UN = Undisclosed Sale

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