

## 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

4/9-11 HALL AVENUE 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2021

to

31 Jul 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

|  |           |           |
|--|-----------|-----------|
| 2/39 VICTORIA STREET ALTONA MEADOWS VIC 3028 | \$560,000 | 27-Jul-22 |
| 6B VICTORIA STREET ALTONA MEADOWS VIC 3028   | \$520,000 | 12-May-22 |
| 4/13-15 MAY AVENUE ALTONA MEADOWS VIC 3028   | \$480,000 | 18-Jun-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: 17 August 2022



**2/39 VICTORIA STREET ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

<sup>RS</sup> **\$560,000**

Sold Date

**27-Jul-22**

Distance

**0.17km**



**6B VICTORIA STREET ALTONA MEADOWS VIC 3028**

 2  1  2

Sold Price

**\$520,000**

Sold Date

**12-May-22**

Distance

**0.05km**



**4/13-15 MAY AVENUE ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

<sup>RS</sup> **\$480,000**

Sold Date

**18-Jun-22**

Distance

**1.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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