

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

4/83 POWLETT 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

\$480,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Dec 2023

to

30 Nov 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

5/35-37 FITZPATRICK DRIVE ALTONA MEADOWS VIC 3028	\$485,000	25-Nov-24
2/9 STREZLECKI GROVE SOUTH ALTONA MEADOWS VIC 3028	\$510,000	26-Oct-24
17A ASCOT STREET SOUTH ALTONA MEADOWS VIC 3028	\$500,000	30-Sep-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.

This Statement of Information was prepared on: 10 December 2024



**5/35-37 FITZPATRICK DRIVE
ALTONA MEADOWS VIC 3028**

2 1 -

Sold Price ^{RS} **\$485,000** Sold Date **25-Nov-24**

Distance **1.81km**



**2/9 STREZLECKI GROVE SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$510,000** Sold Date **26-Oct-24**

Distance **2.11km**



**17A ASCOT STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$500,000** Sold Date **30-Sep-24**

Distance **1.5km**

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

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