

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

5 Davis 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jun 2019

to

31 May 2020

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

6 Knightsbridge Avenue Altona Meadows VIC 3028	\$665,000	24-Mar-20
220 Merton Street Altona Meadows VIC 3028	\$625,000	06-Apr-20
5 Fell Court Altona Meadows VIC 3028	\$625,000	27-Mar-20

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: 04 June 2020



6 Knightsbridge Avenue Altona Meadows VIC 3028

3 2 2

Sold Price **\$665,000** Sold Date **24-Mar-20**

Distance **0.42km**



220 Merton Street Altona Meadows VIC 3028

3 2 2

Sold Price ^{RS} **\$625,000** Sold Date **06-Apr-20**

Distance **0.47km**



5 Fell Court Altona Meadows VIC 3028

3 2 4

Sold Price

Sold Date **27-Mar-20**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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