

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 KOWHAI CLOSE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Land

Suburb

Altona Meadows

Period-from

01 Apr 2021

to

31 Mar 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

8 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028	\$1,170,000	27-Jan-22
11 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028	\$1,080,000	19-Nov-21
1 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$980,000	18-Dec-21

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: 19 April 2022



8 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028

 4  2  2

Sold Price ^{RS} **\$1,170,000** Sold Date **27-Jan-22**

Distance **0.47km**



11 INVESTIGATOR GROVE ALTONA MEADOWS VIC 3028

 4  2  2

Sold Price **\$1,080,000** Sold Date **19-Nov-21**

Distance **0.49km**



1 PYRAMUS PLACE ALTONA MEADOWS VIC 3028

 6  3  4

Sold Price **\$980,000** Sold Date **18-Dec-21**

Distance **0.51km**



42 TATMAN DRIVE ALTONA MEADOWS VIC 3028

 3  2  2

Sold Price **\$900,000** Sold Date **22-Oct-21**

Distance **0.7km**



15 LANGHORNE STREET ALTONA MEADOWS VIC 3028

 4  2  4

Sold Price **\$930,000** Sold Date **16-Nov-21**

Distance **0.61km**



7 PARHAM COURT ALTONA MEADOWS VIC 3028

 4  2  1

Sold Price **\$892,000** Sold Date **04-Jan-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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**28 DICKENSON STREET ALTONA
MEADOWS VIC 3028**

 6  3  2

Sold Price

\$1,270,000

Sold Date

01-Dec-21

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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