

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

1/52-54 GRACE STREET SOUTH 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jan 2024

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 2/101 LINDEN STREET ALTONA MEADOWS VIC 3028 | \$505,000 | 29-Aug-24 |
| 2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028 | \$530,000 | 28-Aug-24 |
| 4B TOWNSING COURT ALTONA MEADOWS VIC 3028 | \$520,000 | 01-Nov-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: 28 January 2025

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**2/101 LINDEN STREET ALTONA
MEADOWS VIC 3028**

Sold Price **\$505,000** Sold Date **29-Aug-24**

2 1 1

Distance **0.48km**



**2/6 CARRUTHERS COURT ALTONA
MEADOWS VIC 3028**

Sold Price **\$530,000** Sold Date **28-Aug-24**

2 1 1

Distance **0.92km**



**4B TOWNSING COURT ALTONA
MEADOWS VIC 3028**

Sold Price **\$520,000** Sold Date **01-Nov-24**

2 1 1

Distance **0.99km**

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

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