

# 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

23 Alma 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)

Range between \$560,000 & \$590,000

### Median sale price

Median price \$630,000 Property Type House Suburb Altona Meadows

Period - From 17/01/2020 to 16/01/2021 Source REIV

### 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 six 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
1	67 Crown St.S ALTONA MEADOWS 3028	\$580,000	09/12/2020
2	22 Campbell St LAVERTON 3028	\$572,000	06/11/2020
3	10 High St LAVERTON 3028	\$561,000	25/07/2020

**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 six months.~~

This Statement of Information was prepared on:

17/01/2021 22:43



**Property Type:** house

**Land Size:** 483 sqm approx

Agent Comments

## Comparable Properties



**67 Crown St.S ALTONA MEADOWS 3028 (REI)** Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 09/12/2020

**Property Type:** House



**22 Campbell St LAVERTON 3028 (REI)** Agent Comments



**Price:** \$572,000

**Method:** Private Sale

**Date:** 06/11/2020

**Property Type:** House



**10 High St LAVERTON 3028 (VG)** Agent Comments



**Price:** \$561,000

**Method:** Sale

**Date:** 25/07/2020

**Property Type:** House (Res)

**Land Size:** 464 sqm approx