

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

4/79-81 SOUTH AVENUE 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

\$480,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Dec 2022

to

30 Nov 2023

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

1/11 MAY AVENUE ALTONA MEADOWS VIC 3028	\$515,000	13-Jun-23
2/65 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028	\$505,000	16-Nov-23
4/9-11 GIBSON COURT ALTONA MEADOWS VIC 3028	\$505,000	05-Jul-23

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 2023

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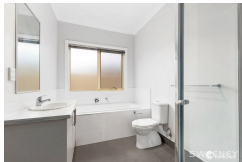


**1/11 MAY AVENUE ALTONA
MEADOWS VIC 3028**

 2  1  1

Sold Price **\$515,000** Sold Date **13-Jun-23**

Distance **0.3km**



**2/65 TRAFALGAR AVENUE
ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **16-Nov-23**

Distance **0.61km**



**4/9-11 GIBSON COURT ALTONA
MEADOWS VIC 3028**

 2  1  1

Sold Price **\$505,000** Sold Date **05-Jul-23**

Distance **0.66km**

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

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