

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

2/22 BALMORAL 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Apr 2022

to

31 Mar 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

3/6 ALLEN STREET LAVERTON VIC 3028	\$472,000	15-Nov-22
1/61 HENRY DRIVE ALTONA MEADOWS VIC 3028	\$515,000	14-Nov-22
73A MERTON STREET ALTONA MEADOWS VIC 3028	\$445,000	18-Oct-22

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.

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3/6 ALLEN STREET LAVERTON VIC 3028

Sold Price **\$472,000** Sold Date **15-Nov-22**

2 1 1

Distance **0.9km**



1/61 HENRY DRIVE ALTONA MEADOWS VIC 3028

Sold Price **\$515,000** Sold Date **14-Nov-22**

2 1 2

Distance **1.01km**



73A MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price **\$445,000** Sold Date **18-Oct-22**

2 1 1

Distance **1.18km**

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

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