# 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

219 Victoria Street 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	\$600,000	&	\$650,000		
Median sale price						

(\*Delete house or unit as applicable)

Median Price	\$655,000	Prop	erty type		House	Suburb	Altona Meadows
Period-from	01 Jul 2020	to	30 Jun 2	2021	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
4 Hoddle Way Altona Meadows VIC 3028	\$675,000	22-Feb-21
32 Scherman Drive Altona Meadows VIC 3028	\$660,000	27-Mar-21
2 Scherman Drive Altona Meadows VIC 3028	\$680,000	21-Apr-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 July 2021

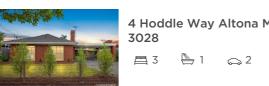


consumer.vic.gov.au



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4 Hodd 3028	lle Way	Altona Meadows VIC	Sold Price	\$675,000	Sold Date	22-Feb-21
▤ 3	1	Ģ <sup>2</sup>			Distance	0.06km



- 26	32 Sch VIC 30		erive Altona Me	adows Sold Price	\$660,000	Sold Date	27-Mar-21
	<b>E</b> 3	2 🚔	ç, 2			Distance	0.2km



2 Scherman Drive Altona Meadows VIC 3028	Sold Price	<sup>RS</sup> \$680,000 Solo	d Date 21	-Apr-21
📇 3 🚔 2 🚓 4		Dist	ance (	0.49km

#### RS = Recent sale UN = Undisclosed Sale

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