

## 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](http://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

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2020

to

30 Jun 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



**4 Hoddle Way Altona Meadows VIC 3028** Sold Price **\$675,000** Sold Date **22-Feb-21**

 3  1  2

Distance **0.06km**



**32 Scherman Drive Altona Meadows VIC 3028** Sold Price **\$660,000** Sold Date **27-Mar-21**

 3  2  2

Distance **0.2km**



**2 Scherman Drive Altona Meadows VIC 3028** Sold Price <sup>RS</sup> **\$680,000** Sold Date **21-Apr-21**

 3  2  4

Distance **0.49km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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