

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

4/9-11 WALSH COURT 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$513,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Sep 2021

to

31 Aug 2022

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

1/166 MERTON STREET ALTONA MEADOWS VIC 3028	\$450,000	14-Sep-22
2/27-29 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028	\$420,000	28-Mar-22
1/1 RATTRAY COURT ALTONA MEADOWS VIC 3028	\$515,000	10-May-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.

This Statement of Information was prepared on: 26 September 2022

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1/166 MERTON STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price ^{RS} **\$450,000** ^{UN} Sold Date **14-Sep-22**

Distance **0.88km**



2/27-29 BRUCE STREET SOUTH ALTONA MEADOWS VIC 3028

 2  1  2

Sold Price **\$420,000** Sold Date **28-Mar-22**

Distance **1.02km**



1/1 RATTRAY COURT ALTONA MEADOWS VIC 3028

 2  1  2

Sold Price **\$515,000** Sold Date **10-May-22**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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