

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

3 CATIONS 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Altona Meadows

Period-from

01 Nov 2021

to

31 Oct 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

8 KNOX COURT ALTONA MEADOWS VIC 3028	\$741,550	18-Oct-22
13 SHIELDS COURT ALTONA MEADOWS VIC 3028	\$830,000	10-Oct-22
13 TOMKIN COURT ALTONA MEADOWS VIC 3028	\$780,000	01-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.~~

This Statement of Information was prepared on: 08 November 2022



**8 KNOX COURT ALTONA
MEADOWS VIC 3028**

 3  2  2

Sold Price

^{RS} **\$741,550** Sold Date **18-Oct-22**

Distance **0.04km**



**13 SHIELDS COURT ALTONA
MEADOWS VIC 3028**

 3  2  2

Sold Price

^{RS} **\$830,000** Sold Date **10-Oct-22**

Distance **0.77km**



**13 TOMKIN COURT ALTONA
MEADOWS VIC 3028**

 3  2  2

Sold Price

^{RS} **\$780,000** ^{UN} Sold Date **01-Oct-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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