

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

116/79 Merton 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jun 2020

to

31 May 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

214/79 Merton Street Altona Meadows VIC 3028	\$430,000	11-Nov-20
1/79 Merton Street Altona Meadows VIC 3028	\$445,000	20-May-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: 21 June 2021

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214/79 Merton Street Altona Meadows VIC 3028

2 2 1

Sold Price

\$430,000

Sold Date

11-Nov-20

Distance

-



1/79 Merton Street Altona Meadows VIC 3028

2 2 1

Sold Price

^{RS} **\$445,000**

Sold Date

20-May-21

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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