

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

44 NICHOLSON 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

\$725,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Dec 2022

to

30 Nov 2023

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

64 FITZROY STREET SOUTH ALTONA MEADOWS VIC 3028	\$615,000	21-Sep-23
69 VICTORIA STREET ALTONA MEADOWS VIC 3028	\$640,000	21-Oct-23
22 ROSEBERY STREET ALTONA MEADOWS VIC 3028	\$641,500	13-Sep-23

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: 04 December 2023


**64 FITZROY STREET SOUTH
ALTONA MEADOWS VIC 3028**
 3  1  3

Sold Price

\$615,000

Sold Date

21-Sep-23

Distance

0.71km

**69 VICTORIA STREET ALTONA
MEADOWS VIC 3028**
 3  1  -

Sold Price

^{RS} **\$640,000**

Sold Date

21-Oct-23

Distance

0.77km

**22 ROSEBERY STREET ALTONA
MEADOWS VIC 3028**
 3  1  1

Sold Price

\$641,500

Sold Date

13-Sep-23

Distance

0.46km
RS = Recent sale

UN = Undisclosed Sale

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