

## 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

68A MYERS PARADE ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$470,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2022

to

31 Jul 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

4/9-11 GIBSON COURT ALTONA MEADOWS VIC 3028	\$505,000	20-Jul-23
12 ASHBY COURT ALTONA MEADOWS VIC 3028	\$535,000	25-May-23
1/5-7 NEWHAM WAY ALTONA MEADOWS VIC 3028	\$500,000	03-Jun-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: 08 August 2023

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**4/9-11 GIBSON COURT ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

<sup>RS</sup> **\$505,000**

Sold Date

**20-Jul-23**

Distance

**0.17km**



**12 ASHBY COURT ALTONA MEADOWS VIC 3028**

 2  1  4

Sold Price

**\$535,000**

Sold Date

**25-May-23**

Distance

**0.29km**



**1/5-7 NEWHAM WAY ALTONA MEADOWS VIC 3028**

 2  -  1

Sold Price

**\$500,000**

Sold Date

**03-Jun-23**

Distance

**0.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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