

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

2/110 Victoria 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

\$440,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jul 2019

to

30 Jun 2020

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 Nash Court Altona Meadows VIC 3028	\$452,500	14-May-20
80A Trafalgar Avenue Altona Meadows VIC 3028	\$460,000	04-Apr-20
1/336 Victoria Street Altona Meadows VIC 3028	\$478,000	24-Feb-20

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: 22 July 2020



1 Nash Court Altona Meadows VIC 3028

2 1 1

Sold Price

\$452,500

Sold Date **14-May-20**

Distance **0.35km**



80A Trafalgar Avenue Altona Meadows VIC 3028

- - -

Sold Price

\$460,000

Sold Date **04-Apr-20**

Distance **0.73km**



1/336 Victoria Street Altona Meadows VIC 3028

2 1 1

Sold Price

\$478,000

Sold Date **24-Feb-20**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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