

## 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

11 OSHANNESSY COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$690,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2021

to

30 Jun 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

|   |           |           |
|---|-----------|-----------|
| 334 VICTORIA STREET ALTONA MEADOWS VIC 3028 | \$750,000 | 14-Dec-21 |
| 15 CRESWELL COURT ALTONA MEADOWS VIC 3028   | \$810,000 | 30-Jan-22 |
| 39 ROACH DRIVE ALTONA MEADOWS VIC 3028      | \$805,000 | 03-Mar-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: 06 July 2022


**334 VICTORIA STREET ALTONA MEADOWS VIC 3028**

3
 1
 2

Sold Price

**\$750,000**

Sold Date

**14-Dec-21**

Distance

-


**15 CRESWELL COURT ALTONA MEADOWS VIC 3028**

3
 2
 2

Sold Price

**\$810,000**

Sold Date

**30-Jan-22**

Distance

-


**39 ROACH DRIVE ALTONA MEADOWS VIC 3028**

3
 2
 2

Sold Price

**\$805,000**

Sold Date

**03-Mar-22**

Distance

**0.19km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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