

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

6 Skehan Boulevard 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Land

Suburb

Altona Meadows

Period-from

01 Sep 2020

to

31 Aug 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

17 Walshe Court Altona Meadows VIC 3028	\$815,000	30-Jun-21
42 May Avenue Altona Meadows VIC 3028	\$882,500	16-Jun-21
25 Kensington Crescent Altona Meadows VIC 3028	\$891,500	24-Jun-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: 10 September 2021



17 Walshe Court Altona Meadows VIC 3028

 3  2  4

Sold Price

\$815,000

Sold Date

30-Jun-21

Distance

0.53km



42 May Avenue Altona Meadows VIC 3028

 4  2  2

Sold Price

\$882,500

Sold Date

16-Jun-21

Distance

0.77km



25 Kensington Crescent Altona Meadows VIC 3028

 3  2  2

Sold Price

\$891,500

Sold Date

24-Jun-21

Distance

0.96km



14 Truman Court Altona Meadows VIC 3028

 3  2  4

Sold Price

^{RS} **\$855,000**

Sold Date

30-Jul-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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