

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

2/6 CARRUTHERS COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$527,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/23 TOMKIN COURT ALTONA MEADOWS VIC 3028	\$530,000	27-Feb-24
4/131-133 MERTON STREET ALTONA MEADOWS VIC 3028	\$495,000	06-Mar-24
2/16 LYNCH COURT ALTONA MEADOWS VIC 3028	\$470,000	16-Feb-24

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: 14 August 2024

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2/23 TOMKIN COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$530,000** Sold Date **27-Feb-24**

Distance **0.59km**



4/131-133 MERTON STREET ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$495,000** Sold Date **06-Mar-24**

Distance **0.61km**



2/16 LYNCH COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$470,000** Sold Date **16-Feb-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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