

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

112/79 MERTON 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

\$380,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jun 2022

to

31 May 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

122/390 QUEEN STREET ALTONA MEADOWS VIC 3028	\$345,000	06-Apr-23
125/390 QUEEN STREET ALTONA MEADOWS VIC 3028	\$333,000	06-Mar-23
G14/79 MERTON STREET ALTONA MEADOWS VIC 3028	\$405,000	25-Feb-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.~~

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122/390 QUEEN STREET ALTONA MEADOWS VIC 3028

 1  1  1

Sold Price

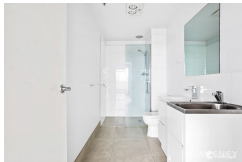
\$345,000

Sold Date

06-Apr-23

Distance

0km



125/390 QUEEN STREET ALTONA MEADOWS VIC 3028

 1  1  1

Sold Price

\$333,000

Sold Date

06-Mar-23

Distance

0km



G14/79 MERTON STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$405,000

Sold Date

25-Feb-23

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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