

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

1 Uren 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2019

to

31 Dec 2019

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

6 Harvey Close Altona Meadows VIC 3028	\$595,288	14-Dec-19
8 Dixon Court Altona Meadows VIC 3028	\$595,000	15-Apr-19
2 Noonan Court Altona Meadows VIC 3028	\$645,000	17-Sep-19

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: 03 January 2020

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6 Harvey Close Altona Meadows VIC 3028

 3  1  2

Sold Price

^{RS}

\$595,288

Sold Date

14-Dec-19

Distance

0.33km



8 Dixon Court Altona Meadows VIC 3028

 3  1  1

Sold Price

\$595,000

Sold Date

15-Apr-19

Distance

0.34km



2 Noonan Court Altona Meadows VIC 3028

 3  1  3

Sold Price

\$645,000

Sold Date

17-Sep-19

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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