

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

3 York Close 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

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Feb 2021

to

31 Jan 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

2 Hoddle Way Altona Meadows VIC 3028	\$825,000	04-Jan-22
4 Reddrop Court Altona Meadows VIC 3028	\$780,000	18-Oct-21
324 Victoria Street Altona Meadows VIC 3028	\$750,000	24-Jan-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.~~

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2 Hoddle Way Altona Meadows VIC 3028

^{RS} Sold Price \$825,000 Sold Date 04-Jan-22

3 2 2

Distance 1.33km



4 Reddrop Court Altona Meadows VIC 3028

Sold Price \$780,000 Sold Date 18-Oct-21

3 2 2

Distance 1.5km



324 Victoria Street Altona Meadows VIC 3028

Sold Price ^{RS} \$750,000 Sold Date 24-Jan-22

3 2 4

Distance 1.73km

RS = Recent sale **UN** = Undisclosed Sale

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