

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

1/3 HENRY DRIVE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/27 POINT COOK ROAD ALTONA MEADOWS VIC 3028	\$620,000	19-Nov-24
4/37-39 MAY AVENUE ALTONA MEADOWS VIC 3028	\$610,000	31-Jan-25
1/11 HOSKEN STREET ALTONA MEADOWS VIC 3028	\$650,000	15-Mar-25

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: 18 March 2025



2/27 POINT COOK ROAD ALTONA MEADOWS VIC 3028

3 1 2

Sold Price

\$620,000

Sold Date

19-Nov-24

Distance

0.68km



4/37-39 MAY AVENUE ALTONA MEADOWS VIC 3028

3 1 1

Sold Price

\$610,000

Sold Date

31-Jan-25

Distance

0.86km



1/11 HOSKEN STREET ALTONA MEADOWS VIC 3028

3 1 2

Sold Price

^{RS} **\$650,000**

Sold Date

15-Mar-25

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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