

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

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Feb 2024

to

31 Jan 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

3/8-9 NASH COURT ALTONA MEADOWS VIC 3028	\$590,000	07-Dec-24
23 VALENTE STREET ALTONA MEADOWS VIC 3028	\$645,000	06-Feb-25
1/59 TATMAN DRIVE ALTONA MEADOWS VIC 3028	\$631,000	07-Dec-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: 12 February 2025



3/8-9 NASH COURT ALTONA MEADOWS VIC 3028

3 1 -

Sold Price **\$590,000** Sold Date **07-Dec-24**

Distance **1.29km**



23 VALENTE STREET ALTONA MEADOWS VIC 3028

2 1 1

Sold Price ^{RS} **\$645,000** Sold Date **06-Feb-25**

Distance **2.21km**



1/59 TATMAN DRIVE ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **\$631,000** Sold Date **07-Dec-24**

Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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