

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

2/27-29 BRUCE STREET SOUTH 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Mar 2021

to

28 Feb 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

4/136-138 CENTRAL AVENUE ALTONA MEADOWS VIC 3028	\$492,000	13-Dec-21
1/15 TOMKIN COURT ALTONA MEADOWS VIC 3028	\$485,000	23-Jun-21
3/56-58 DONALD STREET SOUTH ALTONA MEADOWS VIC 3028	\$500,000	24-Nov-21

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: 10 March 2022

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**4/136-138 CENTRAL AVENUE
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$492,000** Sold Date **13-Dec-21**

Distance **0.22km**



**1/15 TOMKIN COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$485,000** Sold Date **23-Jun-21**

Distance **-**



**3/56-58 DONALD STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$500,000** Sold Date **24-Nov-21**

Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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