

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

5/35-37 FITZPATRICK 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

\$480,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Nov 2023

to

31 Oct 2024

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

2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028	\$530,000	11-Sep-24
2/3 ISON COURT ALTONA MEADOWS VIC 3028	\$470,000	25-Sep-24
3/148B MERTON STREET ALTONA MEADOWS VIC 3028	\$495,000	24-Sep-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: 11 November 2024



2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028

Sold Price

^{RS}
\$530,000

Sold Date

11-Sep-24
 2

 1

 1

Distance

1km


2/3 ISON COURT ALTONA MEADOWS VIC 3028

Sold Price

^{RS}
\$470,000
^{UN}

Sold Date

25-Sep-24
 2

 1

 -

Distance

1.16km


3/148B MERTON STREET ALTONA MEADOWS VIC 3028

Sold Price

^{RS}
\$495,000

Sold Date

24-Sep-24
 2

 1

 1

Distance

1.43km
RS = Recent sale

UN = Undisclosed Sale

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