

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

1/64 South Avenue, Altona Meadows Vic 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$490,000

Median sale price

Median price \$473,000 Property Type Unit Suburb Altona Meadows

Period - From 05/10/2020 to 04/10/2021 Source REIV

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 six 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
1	1/15 Tomkin Ct LAVERTON SOUTH 3028	\$485,000	23/06/2021
2	2/1 Eucalypt Ct ALTONA MEADOWS 3028	\$482,000	28/06/2021
3	2/1 Cameron Av ALTONA MEADOWS 3028	\$465,000	15/07/2021

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 six months.~~

This Statement of Information was prepared on:

05/10/2021 09:27



2 1 1

Rooms: 3

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

05/10/2020 - 04/10/2021: \$473,000

Comparable Properties

1/15 Tomkin Ct LAVERTON SOUTH 3028 (VG) Agent Comments

2 - -

Price: \$485,000

Method: Sale

Date: 23/06/2021

Property Type: Flat/Unit/Apartment (Res)

2/1 Eucalypt Ct ALTONA MEADOWS 3028 (VG) Agent Comments

2 - -

Price: \$482,000

Method: Sale

Date: 28/06/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

2/1 Cameron Av ALTONA MEADOWS 3028 (VG) Agent Comments

2 - -

Price: \$465,000

Method: Sale

Date: 15/07/2021

Property Type: Subdivided Unit/Villa/Townhouse
- Single OYO Unit

Account - Nicholas Scott (Vic) Pty Ltd | P: 03 9314 4200 | F: 03 9314 9897