

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

6B VICTORIA STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Apr 2021

to

31 Mar 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

6/3-7 HOOK STREET ALTONA MEADOWS VIC 3028	\$512,000	10-Sep-21
2A VALENTE STREET ALTONA MEADOWS VIC 3028	\$565,000	22-Mar-22
1/79 ORVILLE STREET ALTONA MEADOWS VIC 3028	\$520,000	27-Sep-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: 21 April 2022

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YOU MUST REGISTER YOUR DETAILS TO INSPECT THIS PROPERTY
With the easing of lockdown restrictions from 11.00pm on Thursday 17 September, **private use on-site inspections are now permitted solely by appointment.**

- Please contact the sales agent to register your appointment.
- If you do not register, you will not be permitted to inspect the property.
- A maximum of 10 people per time slot from the same household or any visitors will be permitted inside.
- You are required to wear the QR Code at the property before you enter.
- You are required to wear a face mask and observe the property inspection.
- Please do not inspect the property.

6/3-7 HOOK STREET ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$512,000

Sold Date

10-Sep-21

Distance

0.34km



2A VALENTE STREET ALTONA MEADOWS VIC 3028

 2  1  2

Sold Price

^{RS} **\$565,000**

Sold Date

22-Mar-22

Distance

0.1km



1/79 ORVILLE STREET ALTONA MEADOWS VIC 3028

 3  1  1

Sold Price

\$520,000

Sold Date

27-Sep-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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