

## 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

29 GRAHAM COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Dec 2023

to

30 Nov 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

154 MERTON STREET ALTONA MEADOWS VIC 3028	\$710,000	30-Aug-24
45 MERTON STREET ALTONA MEADOWS VIC 3028	\$688,000	27-Jul-24
71 ORVILLE STREET ALTONA MEADOWS VIC 3028	\$700,000	28-Jun-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.~~

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**154 MERTON STREET ALTONA MEADOWS VIC 3028**

3 1 2

Sold Price **\$710,000** Sold Date **30-Aug-24**

Distance **0.26km**



**45 MERTON STREET ALTONA MEADOWS VIC 3028**

3 1 2

Sold Price **\$688,000** Sold Date **27-Jul-24**

Distance **0.46km**



**71 ORVILLE STREET ALTONA MEADOWS VIC 3028**

3 1 2

Sold Price **\$700,000** Sold Date **28-Jun-24**

Distance **0.31km**

RS = Recent sale      UN = Undisclosed Sale

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