

## 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

81 TALBOT STREET ALTONA MEADOWS VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$710,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Oct 2022

to

30 Sep 2023

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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 359 QUEEN STREET ALTONA MEADOWS VIC 3028  | \$750,000 | 09-Aug-23 |
| 14 WOODYARD COURT ALTONA MEADOWS VIC 3028 | \$720,000 | 09-Oct-23 |
| 205 MERTON STREET ALTONA MEADOWS VIC 3028 | \$727,000 | 08-Aug-23 |

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: 17 October 2023



**359 QUEEN STREET ALTONA  
MEADOWS VIC 3028**

3 1 2

Sold Price **\$750,000** Sold Date **09-Aug-23**

Distance **0.3km**



**14 WOODYARD COURT ALTONA  
MEADOWS VIC 3028**

3 2 4

Sold Price <sup>RS</sup> **\$720,000** Sold Date **09-Oct-23**

Distance **0.86km**



**205 MERTON STREET ALTONA  
MEADOWS VIC 3028**

3 2 4

Sold Price **\$727,000** Sold Date **08-Aug-23**

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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