

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

2/5 DOUGLAS COURT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$521,500

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2023

to

31 Jul 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

2/16 SPICER BOULEVARD ALTONA MEADOWS VIC 3028	\$560,000	16-Dec-23
2/43 TALBOT STREET ALTONA MEADOWS VIC 3028	\$585,000	28-Oct-23
1/28 KENSINGTON CRESCENT ALTONA MEADOWS VIC 3028	\$592,500	14-Oct-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: 06 August 2024



2/16 SPICER BOULEVARD ALTONA MEADOWS VIC 3028

Sold Price

\$560,000

Sold Date

16-Dec-23

3

2

2

Distance

0.4km



2/43 TALBOT STREET ALTONA MEADOWS VIC 3028

Sold Price

\$585,000

Sold Date

28-Oct-23

3

2

2

Distance

1.62km



1/28 KENSINGTON CRESCENT ALTONA MEADOWS VIC 3028

Sold Price

\$592,500

Sold Date

14-Oct-23

2

1

2

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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