

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

30 Scherman Drive 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

\$690,000

&

\$755,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$692,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Dec 2020

to

30 Nov 2021

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

21 Whitehead Court Altona Meadows VIC 3028	\$745,000	18-May-21
42 Sommers Drive Altona Meadows VIC 3028	\$720,000	29-Sep-21
13 Henry Drive Altona Meadows VIC 3028	\$745,000	12-Jul-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: 14 December 2021

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21 Whitehead Court Altona Meadows VIC 3028

3 2 2

Sold Price **\$745,000** Sold Date **18-May-21**

Distance **1.9km**



YOU MUST REGISTER YOUR DETAILS TO INSPECT THIS PROPERTY
With the ending of lockdown restrictions from 11:00pm on Thursday 17 September, please note our new inspection and data collection policy for properties:

- Please confirm the date and time to register for a private inspection.
- If you are interested, you will be contacted to register the property.
- A maximum of 1 person per time slot from the same household at any one time will be permitted to inspect.
- You are required to wear the full PPE of the property before you enter.
- This can be required with a date when you attend the private inspection.
- Please do not expect to inspect the property.

42 Sommers Drive Altona Meadows VIC 3028

3 1 3

Sold Price **\$720,000** Sold Date **29-Sep-21**

Distance **0.94km**



13 Henry Drive Altona Meadows VIC 3028

3 2 2

Sold Price **\$745,000** Sold Date **12-Jul-21**

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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