

## 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

15 Argonaut Place 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

\$760,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Oct 2019

to

30 Sep 2020

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

3 Norval Terrace Altona Meadows VIC 3028	\$762,000	15-Feb-20
2 York Close Altona Meadows VIC 3028	\$827,500	10-Mar-20
5 Pyramus Place Altona Meadows VIC 3028	\$720,000	01-Jun-20

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: 27 October 2020

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**3 Norval Terrace Altona Meadows VIC 3028**

3 2 3

Sold Price **\$762,000** Sold Date **15-Feb-20**

Distance **0.21km**



**2 York Close Altona Meadows VIC 3028**

3 2 3

Sold Price **\$827,500** Sold Date **10-Mar-20**

Distance **0.38km**



**5 Pyramus Place Altona Meadows VIC 3028**

3 2 4

Sold Price **\$720,000** Sold Date **01-Jun-20**

Distance **0.43km**

RS = Recent sale      UN = Undisclosed Sale

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