

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

4/136-138 Central Avenue 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Nov 2020

to

31 Oct 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

2/7 Walters Court Altona Meadows VIC 3028	\$488,000	15-Nov-21
3/64-66 Balaclava Avenue Altona Meadows VIC 3028	\$483,000	08-Nov-21
6/3-7 Hook Street Altona Meadows VIC 3028	\$512,000	11-Oct-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: 18 November 2021



2/7 Walters Court Altona Meadows VIC 3028

Sold Price

^{RS} **\$488,000**

Sold Date

15-Nov-21

2 1 1

Distance

0.89km



3/64-66 Balaclava Avenue Altona Meadows VIC 3028

Sold Price

^{RS} **\$483,000**

Sold Date

08-Nov-21

2 1 1

Distance

1.45km



6/3-7 Hook Street Altona Meadows VIC 3028

Sold Price

^{RS} **\$512,000**

Sold Date

11-Oct-21

2 1 1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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