

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

4/52-54 GRACE STREET SOUTH 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/52-54 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$520,000	12-Feb-25
4/83 POWLETT STREET ALTONA MEADOWS VIC 3028	\$490,000	17-Dec-24
4B TOWNSING COURT ALTONA MEADOWS VIC 3028	\$520,000	01-Nov-24

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: 15 April 2025

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**1/52-54 GRACE STREET SOUTH
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price **\$520,000** Sold Date **12-Feb-25**

Distance **0km**



**4/83 POWLETT STREET ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$490,000** Sold Date **17-Dec-24**

Distance **0.89km**



**4B TOWNSING COURT ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price **\$520,000** Sold Date **01-Nov-24**

Distance **0.99km**

RS = Recent sale **UN** = Undisclosed Sale

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