

## 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

71A SOUTH AVENUE ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

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

2/51-53 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$555,000	02-Feb-25
2/35 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$570,000	03-Apr-25
1A DIXON COURT ALTONA MEADOWS VIC 3028	\$585,000	26-Mar-25

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.

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**2/51-53 SOUTH AVENUE ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

**\$555,000**

Sold Date

**02-Feb-25**

Distance

**0.14km**



**2/35 SOUTH AVENUE ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**03-Apr-25**

Distance

**0.3km**



**1A DIXON COURT ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

<sup>RS</sup> **\$585,000**

Sold Date

**26-Mar-25**

Distance

**0.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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