

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

1/1 MAY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Dec 2022

to

30 Nov 2023

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

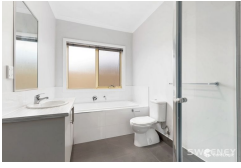
Date of sale

2/65 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028	\$505,000	16-Nov-23
2/43 CAMERON AVENUE ALTONA MEADOWS VIC 3028	\$480,000	04-Oct-23
64 TALBOT STREET ALTONA MEADOWS VIC 3028	\$510,000	11-Aug-23

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: 11 December 2023



**2/65 TRAFALGAR AVENUE
ALTONA MEADOWS VIC 3028**

2 1 1

Sold Price

^{RS} **\$505,000**

Sold Date **16-Nov-23**

Distance **0.47km**



**2/43 CAMERON AVENUE ALTONA
MEADOWS VIC 3028**

2 1 1

Sold Price

\$480,000

Sold Date **04-Oct-23**

Distance **1.27km**



**64 TALBOT STREET ALTONA
MEADOWS VIC 3028**

2 1 2

Sold Price

\$510,000

Sold Date **11-Aug-23**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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