

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

1/16 LYNCH COURT 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

\$499,000

&

\$548,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|---|-----------|-----------|
| 4/9-11 GIBSON COURT ALTONA MEADOWS VIC 3028 | \$505,000 | 05-Jul-23 |
| 1/4-6 HOSKEN STREET ALTONA MEADOWS VIC 3028 | \$540,000 | 14-Jul-23 |
| 1/2 WARREN COURT ALTONA MEADOWS VIC 3028 | \$550,000 | 07-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: 13 November 2023


4/9-11 GIBSON COURT ALTONA MEADOWS VIC 3028
 2  1  1

 Sold Price **\$505,000** Sold Date **05-Jul-23**

 Distance **0.41km**

1/4-6 HOSKEN STREET ALTONA MEADOWS VIC 3028
 2  1  1

 Sold Price **\$540,000** Sold Date **14-Jul-23**

 Distance **1.01km**

1/2 WARREN COURT ALTONA MEADOWS VIC 3028
 2  1  2

 Sold Price **\$550,000** Sold Date **07-Aug-23**

 Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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