

## 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

18 MYERS PARADE ALTONA MEADOWS VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$770,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Feb 2023

to

31 Jan 2024

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 CLEMENT COURT ALTONA MEADOWS VIC 3028	\$800,000	10-Nov-23
8 DUGGAN COURT ALTONA MEADOWS VIC 3028	\$790,000	15-Jan-24
5 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$810,000	10-Nov-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: 14 February 2024



**4 CLEMENT COURT ALTONA MEADOWS VIC 3028**

3 2 1

Sold Price **\$800,000** Sold Date **10-Nov-23**

Distance **1.63km**



**8 DUGGAN COURT ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price <sup>RS</sup> **\$790,000** Sold Date **15-Jan-24**

Distance **1.98km**



**5 PYRAMUS PLACE ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price <sup>RS</sup> **\$810,000** Sold Date **10-Nov-23**

Distance **1.6km**

RS = Recent sale      UN = Undisclosed Sale

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