

## 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

2 HAKEA COURT 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Aug 2022

to

31 Jul 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

1/2 WARREN COURT ALTONA MEADOWS VIC 3028	\$550,000	17-Aug-23
1/4-6 HOSKEN STREET ALTONA MEADOWS VIC 3028	\$540,000	27-Jul-23
139 VICTORIA STREET ALTONA MEADOWS VIC 3028	\$522,000	28-Mar-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: 22 August 2023



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

 2  1  2

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date **17-Aug-23**

Distance **1.39km**



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

 2  1  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **27-Jul-23**

Distance **0.85km**



**139 VICTORIA STREET ALTONA MEADOWS VIC 3028**

 2  1  1

Sold Price

**\$522,000**

Sold Date **28-Mar-23**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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