

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

25 HOWARD STREET ALTONA MEADOWS VIC 3028

Address
Including suburb and postcode

Indicative selling price

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

or range
Single Price & between
\$690,000 \$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$725,000 Property type House Suburb Altona Meadows
Period-from 01 May 2023 to 30 Apr 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
3/9 TREMBATH COURT ALTONA MEADOWS VIC 3028	\$730,000	11-Sep-23
7/9 TREMBATH COURT ALTONA MEADOWS VIC 3028	\$690,000	29-Mar-23
8/9 TREMBATH COURT ALTONA MEADOWS VIC 3028	\$715,000	12-Apr-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: 29 May 2024



3/9 TREMBATH COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$730,000** Sold Date **11-Sep-23**

Distance **1.08km**



7/9 TREMBATH COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$690,000** Sold Date **29-Mar-23**

Distance **1.1km**



8/9 TREMBATH COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$715,000** Sold Date **12-Apr-23**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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