

STATEMENT OF INFORMATION

40 ALMA AVENUE, ALTONA MEADOWS, VIC 3028

PREPARED BY SWEENEY ALTONA MEADOWS, SWEENEY ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 ALMA AVENUE, ALTONA MEADOWS,



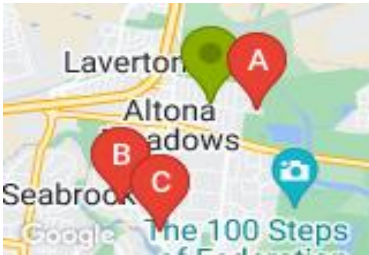
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$560,000 to \$610,000

Provided by: Sweeney Altona Meadows, Sweeney Estate Agents

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (Unit)

\$513,500

01 August 2023 to 31 October 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6A HAKEA CRT, ALTONA MEADOWS, VIC 3028



Sale Price

\$600,000

Sale Date: 08/08/2023

Distance from Property: 588m



1/28 KENSINGTON CRES, ALTONA MEADOWS,



Sale Price

\$592,500

Sale Date: 14/10/2023

Distance from Property: 1.9km



3 CHIARELLA PL, ALTONA MEADOWS, VIC



Sale Price

\$575,000

Sale Date: 12/09/2023

Distance from Property: 2km



This report has been compiled on 01/12/2023 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2023 -

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

40 ALMA AVENUE, ALTONA MEADOWS, VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$560,000 to \$610,000

Median sale price

Median price \$513,500

Property type

House

Suburb

ALTONA MEADOWS

Period 01 August 2023 to 31 October 2023

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

6A HAKEA CRT, ALTONA MEADOWS, VIC 3028	\$600,000	08/08/2023
1/28 KENSINGTON CRES, ALTONA MEADOWS, VIC 3028	\$592,500	14/10/2023
3 CHIARELLA PL, ALTONA MEADOWS, VIC 3028	\$575,000	12/09/2023

This Statement of Information was prepared on:

01/12/2023