

## 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

42 POWLETT STREET 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

\$620,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

Other

Suburb

Altona Meadows

Period-from

01 Mar 2023

to

29 Feb 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

20 SHIRLEY STREET ALTONA MEADOWS VIC 3028	\$666,200	22-Feb-24
22 ROSEBERY STREET ALTONA MEADOWS VIC 3028	\$641,500	13-Sep-23
44 NICHOLSON STREET ALTONA MEADOWS VIC 3028	\$630,000	18-Dec-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: 12 March 2024

**20 SHIRLEY STREET ALTONA  
MEADOWS VIC 3028**

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Sold Price

RS

**\$666,200**Sold Date **22-Feb-24**Distance **0.33km****22 ROSEBERY STREET ALTONA  
MEADOWS VIC 3028**

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Sold Price

**\$641,500**Sold Date **13-Sep-23**Distance **0.24km****44 NICHOLSON STREET ALTONA  
MEADOWS VIC 3028**

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Sold Price

**\$630,000**Sold Date **18-Dec-23**Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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