

## 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

53 DONALD STREET SOUTH 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

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

8 SKEHAN BOULEVARD ALTONA MEADOWS VIC 3028	\$815,000	10-Feb-24
18 MYERS PARADE ALTONA MEADOWS VIC 3028	\$820,000	01-Mar-24
54 CENTRAL AVENUE ALTONA MEADOWS VIC 3028	\$741,000	14-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.~~

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**8 SKEHAN BOULEVARD ALTONA MEADOWS VIC 3028**

 4  2  2

Sold Price **\$815,000** Sold Date **10-Feb-24**

Distance **0.44km**



**18 MYERS PARADE ALTONA MEADOWS VIC 3028**

 3  2  2

Sold Price <sup>RS</sup> **\$820,000** Sold Date **01-Mar-24**

Distance **0.56km**



**54 CENTRAL AVENUE ALTONA MEADOWS VIC 3028**

 3  2  6

Sold Price **\$741,000** Sold Date **14-Nov-23**

Distance **0.36km**

RS = Recent sale      UN = Undisclosed Sale

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