

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

71 KIORA STREET ALTONA MEADOWS VIC 3028

Indicative selling price

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

Single Price

or range
between

\$570,000

&

\$599,000

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

60 HIGH STREET SOUTH ALTONA MEADOWS VIC 3028	\$550,000	19-Dec-23
49 DONALD STREET SOUTH ALTONA MEADOWS VIC 3028	\$570,000	28-Mar-24
57 FITZROY STREET SOUTH ALTONA MEADOWS VIC 3028	\$615,500	07-Feb-24

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: 23 May 2024

**60 HIGH STREET SOUTH
ALTONA MEADOWS VIC 3028**

3 1 2

Sold Price

\$550,000

Sold Date

19-Dec-23

Distance

0.29km**49 DONALD STREET SOUTH
ALTONA MEADOWS VIC 3028**

3 1 1

Sold Price

\$570,000

Sold Date

28-Mar-24

Distance

0.61km**57 FITZROY STREET SOUTH
ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price

\$615,500

Sold Date

07-Feb-24

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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