

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

1/5 Myers Parade 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

\$470,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/63 Myers Parade Altona Meadows VIC 3028	\$480,000	10-Jun-19
64 Talbot Street Altona Meadows VIC 3028	\$460,000	25-Sep-19
1 Markham Way Altona Meadows VIC 3028	\$490,000	15-Jul-19

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: 04 December 2019



**1/63 Myers Parade Altona Meadows
VIC 3028**

2 1 1

Sold Price

\$480,000

Sold Date

10-Jun-19

Distance

0.42km



**64 Talbot Street Altona Meadows
VIC 3028**

2 1 1

Sold Price

\$460,000

Sold Date

25-Sep-19

Distance

0.96km



**1 Markham Way Altona Meadows
VIC 3028**

2 1 1

Sold Price

\$490,000

Sold Date

15-Jul-19

Distance

1.17km

RS = Recent sale

UN = Undisclosed Sale

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