

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

2 Classic Court 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2020

to

31 Mar 2021

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

46 Crown Street South Altona Meadows VIC 3028	\$550,000	01-Feb-21
67 Crown Street South Altona Meadows VIC 3028	\$580,000	09-Dec-20
37 Orville Street Altona Meadows VIC 3028	\$570,000	23-Jan-21

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: 09 April 2021

	46 Crown Street South Altona Meadows VIC 3028  3  1  2	Sold Price	\$550,000	Sold Date	01-Feb-21	Distance	1.29km
	67 Crown Street South Altona Meadows VIC 3028  3  1  3	Sold Price	\$580,000	Sold Date	09-Dec-20	Distance	1.22km
	37 Orville Street Altona Meadows VIC 3028  3  1  3	Sold Price	\$570,000	Sold Date	23-Jan-21	Distance	1.61km
	38 Taegtow Way Altona Meadows VIC 3028  3  1  -	Sold Price	\$600,000	Sold Date	22-Dec-20	Distance	0.86km
	9 Trickey Court Altona Meadows VIC 3028  3  1  2	Sold Price	\$620,000	Sold Date	09-Nov-20	Distance	0.94km
	4 Scott Court Altona Meadows VIC 3028  3  1  2 583m ²	Sold Price	\$610,000	Sold Date	13-Jan-21	Distance	1.43km

RS = Recent sale

UN = Undisclosed Sale

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8 Obrien Court Altona Meadows VIC 3028

3 1 3

Sold Price

\$628,000

Sold Date **25-Oct-20**

Distance **1.55km**



313 Queen Street Altona Meadows VIC 3028

3 1 2

Sold Price

^{RS} **\$522,000**

Sold Date **26-Feb-21**

Distance **1.57km**



1 Epsom Street Laverton VIC 3028

3 1 4

Sold Price

^{RS} **\$510,000**

Sold Date **18-Feb-21**

Distance **1.72km**



23 Alma Avenue Altona Meadows VIC 3028

3 1 2

Sold Price

^{RS} **\$581,000**

Sold Date **20-Feb-21**

Distance **1.73km**



7 North Avenue Altona Meadows VIC 3028

3 1 4

Sold Price

\$685,000

Sold Date **05-Dec-20**

Distance **1.75km**



3 Jamison Street Laverton VIC 3028

3 1 2

Sold Price

^{RS} **\$540,000**

Sold Date **05-Mar-21**

Distance **1.88km**

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31 Hall Avenue Altona Meadows VIC 3028 Sold Price **\$630,000** Sold Date **23-Dec-20**

 3  1  4

Distance **1.99km**



10 Roff Court Altona Meadows VIC 3028 Sold Price **\$620,000** Sold Date **16-Nov-20**

 3  1  3

Distance **0.64km**



5A Wenlock Avenue Altona Meadows VIC 3028 Sold Price **\$530,000** Sold Date **06-Oct-20**

 3  1  2

Distance **0.59km**

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