

## 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

3/8-9 NASH COURT 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

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Nov 2023

to

31 Oct 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

2/55 LAIRD DRIVE ALTONA MEADOWS VIC 3028	\$550,000	12-Nov-24
13 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028	\$550,000	14-Oct-24
26 MAY AVENUE ALTONA MEADOWS VIC 3028	\$580,000	08-Aug-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: 21 November 2024



**2/55 LAIRD DRIVE ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price <sup>RS</sup> **\$550,000** Sold Date **12-Nov-24**

Distance **0.61km**



**13 TRAFALGAR AVENUE ALTONA  
MEADOWS VIC 3028**

3 1 1

Sold Price **\$550,000** Sold Date **14-Oct-24**

Distance **0.3km**



**26 MAY AVENUE ALTONA  
MEADOWS VIC 3028**

2 1 1

Sold Price **\$580,000** Sold Date **08-Aug-24**

Distance **0.79km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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