

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

3/37-39 MAY AVENUE 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

\$599,000

&

\$619,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/43 TALBOT STREET ALTONA MEADOWS VIC 3028	\$585,000	28-Oct-23
2/35 MAY AVENUE ALTONA MEADOWS VIC 3028	\$610,000	06-Oct-23
6A HAKEA COURT ALTONA MEADOWS VIC 3028	\$600,000	08-Aug-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.

This Statement of Information was prepared on: 04 December 2023



2/43 TALBOT STREET ALTONA MEADOWS VIC 3028

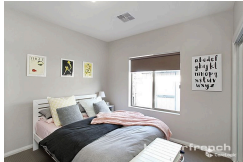
3 2 2

Sold Price

^{RS} **\$585,000**

Sold Date **28-Oct-23**

Distance **1.59km**



2/35 MAY AVENUE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

^{RS} **\$610,000**

Sold Date **06-Oct-23**

Distance **0.02km**



6A HAKEA COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price

\$600,000

Sold Date **08-Aug-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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