

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

4/37-39 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Jan 2024

to

31 Dec 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

3/8-9 NASH COURT ALTONA MEADOWS VIC 3028	\$590,000	07-Dec-24
2/5 DOUGLAS COURT ALTONA MEADOWS VIC 3028	\$587,000	11-Sep-24
13 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028	\$550,000	14-Oct-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: 14 January 2025



3/8-9 NASH COURT ALTONA MEADOWS VIC 3028

3 1 -

Sold Price

^{RS} **\$590,000**

Sold Date **07-Dec-24**

Distance **0.85km**



2/5 DOUGLAS COURT ALTONA MEADOWS VIC 3028

3 2 2

Sold Price

\$587,000

Sold Date **11-Sep-24**

Distance **0.44km**



13 TRAFALGAR AVENUE ALTONA MEADOWS VIC 3028

3 1 1

Sold Price

\$550,000

Sold Date **14-Oct-24**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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