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

8 TERESA COURT ALTONA MEADOWS VIC 3028

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	51 100 000	&	\$1,150,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$728,000	Property type	House	Suburb	Altona Meadows

31 Dec 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jan 2024

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.

to

Address of comparable property	Price	Date of sale
1-3 SOMMERS DRIVE ALTONA MEADOWS VIC 3028	\$1,000,000	04-Nov-24
7 WEEROONA TERRACE ALTONA MEADOWS VIC 3028	\$996,000	30-Nov-24
8 LEAKE COURT ALTONA MEADOWS VIC 3028	\$902,000	16-Jan-25

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.

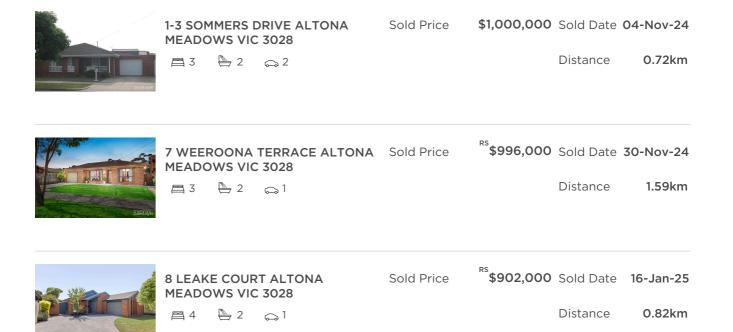
This Statement of Information was prepared on: 21 January 2025



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RS = Recent sale UN = Undisclosed Sale

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