

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

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

Single Price

or range
between

\$1,100,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

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

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



1-3 SOMMERS DRIVE ALTONA MEADOWS VIC 3028

3 2 2

Sold Price **\$1,000,000** Sold Date **04-Nov-24**

Distance **0.72km**



7 WEEROONA TERRACE ALTONA MEADOWS VIC 3028

3 2 1

Sold Price ^{RS} **\$996,000** Sold Date **30-Nov-24**

Distance **1.59km**



8 LEAKE COURT ALTONA MEADOWS VIC 3028

4 2 1

Sold Price ^{RS} **\$902,000** Sold Date **16-Jan-25**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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