

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

2 WENLOCK 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Feb 2024

to

31 Jan 2025

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

9 BROWN AVENUE ALTONA MEADOWS VIC 3028	\$660,000	06-Feb-25
20 WEAVER COURT ALTONA MEADOWS VIC 3028	\$570,000	21-Dec-24
58 CAMERON AVENUE ALTONA MEADOWS VIC 3028	\$630,000	06-Nov-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: 18 February 2025



9 BROWN AVENUE ALTONA MEADOWS VIC 3028

3 1 1

Sold Price ^{RS} **\$660,000** Sold Date **06-Feb-25**

Distance **0.71km**



20 WEAVER COURT ALTONA MEADOWS VIC 3028

3 1 1

Sold Price **\$570,000** Sold Date **21-Dec-24**

Distance **0.62km**



58 CAMERON AVENUE ALTONA MEADOWS VIC 3028

3 1 1

Sold Price **\$630,000** Sold Date **06-Nov-24**

Distance **1.02km**

RS = Recent sale UN = Undisclosed Sale

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