

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 NASH 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$720,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Apr 2024

to

31 Mar 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

2 CAMERON AVENUE ALTONA MEADOWS VIC 3028	\$700,000	30-Oct-24
9 WENLOCK AVENUE ALTONA MEADOWS VIC 3028	\$745,000	08-Mar-25
13 GATES COURT ALTONA MEADOWS VIC 3028	\$745,000	25-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: 24 April 2025



2 CAMERON AVENUE ALTONA MEADOWS VIC 3028

 3
  3
  2

Sold Price **\$700,000** Sold Date **30-Oct-24**

Distance **0.83km**



9 WENLOCK AVENUE ALTONA MEADOWS VIC 3028

 3
  2
  1

Sold Price ^{RS} **\$745,000** Sold Date **08-Mar-25**

Distance **0.57km**



13 GATES COURT ALTONA MEADOWS VIC 3028

 3
  2
  -

Sold Price **\$745,000** Sold Date **25-Oct-24**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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