

## 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

31 Tatman Drive Altona Meadows VIC 3028

### Indicative selling price

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

Single Price

\$840,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2020

to

31 Dec 2020

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

Address of comparable property	Price	Date of sale
7 Sturrock Court Altona Meadows VIC 3028	\$865,000	04-Nov-20

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: 01 January 2021

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**7 Sturrock Court Altona Meadows  
VIC 3028**

Sold Price

**\$865,000**

Sold Date **04-Nov-20**

 3  2  2

Distance

**1.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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