STATEMENT OF INFORMATION

13 GROOME COURT, ALTONA MEADOWS, VIC 3028

PREPARED BY SWEENEY ALTONA NORTH, OFFICE PHONE: 03 9398 3777



SWEENEY

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 GROOME COURT, ALTONA MEADOWS, 3 1 6

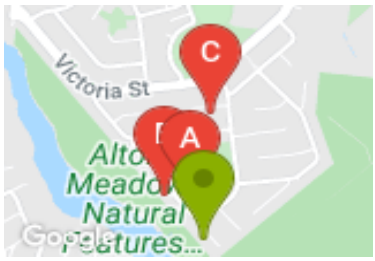
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$720,000 to $770,000**

Provided by: Sweeney Altona North, Sweeney Altona, Altona Meadows & Altona North

MEDIAN SALE PRICE



ALTONA MEADOWS, VIC, 3028

Suburb Median Sale Price (House)

$740,000

01 July 2021 to 30 September 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



42 SOMMERS DR, ALTONA MEADOWS, VIC 3 1 3

Sale Price

$720,000

Sale Date: 29/09/2021

Distance from Property: 150m A



77 SOMMERS DR, ALTONA MEADOWS, VIC 3 2 2

Sale Price

$750,000

Sale Date: 28/08/2021

Distance from Property: 197m B



2 WREDE CRT, ALTONA MEADOWS, VIC 3028 3 2 2

Sale Price

$750,000

Sale Date: 30/06/2021

Distance from Property: 449m C

This report has been compiled on 16/12/2021 by Sweeney Altona, Altona Meadows & Altona North. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode	13 GROOME COURT, ALTONA MEADOWS, VIC 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:	$720,000 to $770,000

Median sale price

Median price	$740,000	Property type	House	Suburb	ALTONA MEADOWS
Period	01 July 2021 to 30 September 2021	Source	pricefinder		

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
42 SOMMERS DR, ALTONA MEADOWS, VIC 3028	$720,000	29/09/2021
77 SOMMERS DR, ALTONA MEADOWS, VIC 3028	$750,000	28/08/2021
2 WREDE CRT, ALTONA MEADOWS, VIC 3028	$750,000	30/06/2021

This Statement of Information was prepared on: 16/12/2021