

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

9 Townsing 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

\$650,000

&

\$715,000

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

4 Hyde Court Altona Meadows VIC 3028	\$630,000	24-Jul-20
10 Rowson Court Altona Meadows VIC 3028	\$720,300	06-Jan-21
11 Missen Court Altona Meadows VIC 3028	\$685,000	18-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.~~

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4 Hyde Court Altona Meadows VIC 3028

3 2 2

Sold Price

\$630,000

Sold Date

24-Jul-20

Distance

0.28km



10 Rowson Court Altona Meadows VIC 3028

3 2 2

Sold Price

^{RS} **\$720,300**

Sold Date

06-Jan-21

Distance

0.37km



11 Missen Court Altona Meadows VIC 3028

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

18-Nov-20

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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