

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

26 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jul 2023

to

30 Jun 2024

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

2A WARREN COURT ALTONA MEADOWS VIC 3028	\$652,500	01-Mar-24
97 MYERS PARADE ALTONA MEADOWS VIC 3028	\$680,000	23-Nov-23
200 MERTON STREET ALTONA MEADOWS VIC 3028	\$680,000	13-Dec-23

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: 17 July 2024

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2A WARREN COURT ALTONA MEADOWS VIC 3028
 3  2  1

Sold Price

\$652,500

Sold Date

01-Mar-24

Distance

0.13km

97 MYERS PARADE ALTONA MEADOWS VIC 3028
 3  2  2

Sold Price

\$680,000

Sold Date

23-Nov-23

Distance

0.16km

200 MERTON STREET ALTONA MEADOWS VIC 3028
 3  2  4

Sold Price

Sold Date

13-Dec-23

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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