

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

13 Henry Drive, Altona Meadows Vic 3028

Indicative selling price

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$655,000

Property Type

House

Suburb

Altona Meadows

Period - From

17/05/2020

to

16/05/2021

Source

REIV

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 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
1	19 Whitehead Ct ALTONA MEADOWS 3028	\$692,000	25/03/2021
2	42 Central Av ALTONA MEADOWS 3028	\$681,500	10/03/2021
3	7 Henry Dr ALTONA MEADOWS 3028	\$645,000	08/05/2021

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 six months.~~

This Statement of Information was prepared on:

17/05/2021 11:48



3 2 2

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$650,000 - \$700,000

Median House Price

17/05/2020 - 16/05/2021: \$655,000

Comparable Properties



19 Whitehead Ct ALTONA MEADOWS 3028 (REI)

Agent Comments

3 2 2

Price: \$692,000

Method: Private Sale

Date: 25/03/2021

Property Type: House



42 Central Av ALTONA MEADOWS 3028 (REI)

Agent Comments

3 2 2

Price: \$681,500

Method: Private Sale

Date: 10/03/2021

Property Type: House



7 Henry Dr ALTONA MEADOWS 3028 (REI)

Agent Comments

3 2 2

Price: \$645,000

Method: Auction Sale

Date: 08/05/2021

Property Type: House (Res)

Land Size: 479 sqm approx