

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

5 Merritt Court Altona VIC 3018

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

\$1,080,000

&

\$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,500

Property type

House

Suburb

Altona

Period-from

01 Jul 2020

to

30 Jun 2021

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

10A Brook Drive Altona VIC 3018	\$1,080,000	08-May-21
24 Webb Street Altona VIC 3018	\$999,000	04-Feb-21
22A Grieve Parade Altona VIC 3018	\$1,300,000	21-Apr-21

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: 19 July 2021

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10A Brook Drive Altona VIC 3018

Sold Price

^{RS}

\$1,080,000

Sold Date

08-May-21



4



3



2

Distance

0.16km



24 Webb Street Altona VIC 3018

Sold Price

\$999,000

Sold Date

04-Feb-21



4



2



2

Distance

1.21km



22A Grieve Parade Altona VIC 3018

Sold Price

\$1,300,000

Sold Date

21-Apr-21



4



3



2

Distance

1.32km

RS = Recent sale

UN = Undisclosed Sale

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