

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

2/53 Tatman Drive 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$468,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Feb 2020

to

31 Jan 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

2/13 Littler Court Altona Meadows VIC 3028	\$470,000	06-Aug-20
2/110 Victoria Street Altona Meadows VIC 3028	\$454,000	14-Oct-20
1/79 Shirley Street Altona Meadows VIC 3028	\$475,000	17-Oct-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.~~

This Statement of Information was prepared on: 03 February 2021

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2/13 Littler Court Altona Meadows VIC 3028

2 1 1

Sold Price

\$470,000

Sold Date **06-Aug-20**

Distance

0.92km



2/110 Victoria Street Altona Meadows VIC 3028

2 1 1

Sold Price

\$454,000

Sold Date **14-Oct-20**

Distance

1.03km



1/79 Shirley Street Altona Meadows VIC 3028

2 2 1

Sold Price

\$475,000

Sold Date **17-Oct-20**

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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