

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 KIM 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,080,000

Property type

House

Suburb

Altona

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 KEESHAN COURT ALTONA VIC 3018	\$1,250,000	01-Oct-24
13 CARRUTHERS COURT ALTONA VIC 3018	\$1,070,000	23-Oct-24
8 LINNET STREET ALTONA VIC 3018	\$1,000,000	04-Feb-25

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: 06 February 2025



6 KEESHAN COURT ALTONA VIC 3018

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Sold Price ^{RS} **\$1,250,000** Sold Date **01-Oct-24**

Distance **0.46km**



13 CARRUTHERS COURT ALTONA VIC 3018

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Sold Price **\$1,070,000** Sold Date **23-Oct-24**

Distance **0.56km**



8 LINNET STREET ALTONA VIC 3018

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Sold Price ^{RS} **\$1,000,000** Sold Date **04-Feb-25**

Distance **1.38km**

RS = Recent sale **UN** = Undisclosed Sale

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