

## 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

1 BLAIR COURT ALTONA NORTH VIC 3025

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,240,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Altona North

Period-from

01 Mar 2024

to

28 Feb 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

5 BLAIR COURT ALTONA NORTH VIC 3025	\$1,157,000	01-Aug-24
29 FOURTH AVENUE ALTONA NORTH VIC 3025	\$1,232,500	18-Dec-24
4 PARK STREET ALTONA NORTH VIC 3025	\$1,140,000	10-Aug-24

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: 13 March 2025



### 5 BLAIR COURT ALTONA NORTH VIC 3025

 4  2  2

Sold Price

**\$1,157,000**

Sold Date **01-Aug-24**

Distance **0.04km**



### 29 FOURTH AVENUE ALTONA NORTH VIC 3025

 3  1  -

Sold Price

<sup>RS</sup> **\$1,232,500**

Sold Date **18-Dec-24**

Distance **0.4km**



### 4 PARK STREET ALTONA NORTH VIC 3025

 3  1  2

Sold Price

**\$1,140,000**

Sold Date **10-Aug-24**

Distance **1.34km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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