

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

3 POLLARD 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

\$1,380,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Altona

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

Address of comparable property	Price	Date of sale
3A POLLARD COURT ALTONA VIC 3018	\$1,430,000	25-Oct-23

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 March 2025

William Pendlebury

M 0458 585 585

E williampendlebury@theagency.com.au



3A POLLARD COURT ALTONA VIC 3018

Sold Price

\$1,430,000

Sold Date

25-Oct-23

 4

 3

 3

Distance

0.01km

RS = Recent sale

UN = Undisclosed Sale

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