

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 CURTIN 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

House

Suburb

Altona

Period-from

01 Jun 2023

to

31 May 2024

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

1 MCALPINE COURT ALTONA VIC 3018	\$1,350,000	14-Sep-23
20 FINLEY ROAD ALTONA VIC 3018	\$900,000	10-Mar-24
11 DEAVEY COURT ALTONA VIC 3018	\$1,095,000	03-Nov-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: 13 June 2024

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1 MCALPINE COURT ALTONA VIC 3018

 4  2  2

Sold Price

\$1,350,000

Sold Date

14-Sep-23

Distance

1.47km



20 FINLEY ROAD ALTONA VIC 3018

 4  2  -

Sold Price

\$900,000

Sold Date

10-Mar-24

Distance

1.9km



11 DEAVEY COURT ALTONA VIC 3018

 4  2  4

Sold Price

\$1,095,000

Sold Date

03-Nov-23

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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