

## 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

12 BIRKETT COURT ALTONA MEADOWS VIC 3028

### 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

\$840,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$722,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Mar 2023

to

29 Feb 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

7 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$885,000	14-Mar-24
10 OCEAN COURT ALTONA MEADOWS VIC 3028	\$855,000	07-Nov-23
10 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028	\$880,000	04-Feb-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: 19 March 2024


**7 SOUTH AVENUE ALTONA MEADOWS VIC 3028**

 3
  2
  2

Sold Price

<sup>RS</sup>
**\$885,000**

Sold Date

**14-Mar-24**

Distance

**0.43km**

**10 OCEAN COURT ALTONA MEADOWS VIC 3028**

 3
  2
  2

Sold Price

**\$855,000**

Sold Date

**07-Nov-23**

Distance

**0.47km**

**10 KNIGHTSBRIDGE AVENUE ALTONA MEADOWS VIC 3028**

 4
  2
  -

Sold Price

**\$880,000**

Sold Date

**04-Feb-24**

Distance

**0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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