

## 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 DEVENPORT COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Altona Meadows

Period-from

01 Dec 2023

to

30 Nov 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

2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028	\$530,000	28-Aug-24
4B TOWNSING COURT ALTONA MEADOWS VIC 3028	\$520,000	28-Nov-24
1/3 FARRANT COURT ALTONA MEADOWS VIC 3028	\$510,000	06-Dec-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: 10 December 2024



**2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028** Sold Price **\$530,000** Sold Date **28-Aug-24**

2 1 1

Distance **1.21km**



**4B TOWNSING COURT ALTONA MEADOWS VIC 3028** Sold Price <sup>RS</sup> **\$520,000** Sold Date **28-Nov-24**

2 1 1

Distance **0.8km**



**1/3 FARRANT COURT ALTONA MEADOWS VIC 3028** Sold Price <sup>RS</sup> **\$510,000** Sold Date **06-Dec-24**

2 1 1

Distance **0.18km**

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

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