

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

9 EMU AVENUE 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

\$1,260,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,155,000

Property type

House

Suburb

Altona

Period-from

01 Nov 2023

to

31 Oct 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

46 BRACKEN GROVE ALTONA VIC 3018	\$1,303,000	08-Nov-24
18 BOYD STREET ALTONA VIC 3018	\$1,250,000	25-Sep-24
63 MCBAIN STREET ALTONA VIC 3018	\$1,350,000	11-Jul-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: 14 November 2024



46 BRACKEN GROVE ALTONA VIC 3018

Sold Price

^{RS}

\$1,303,000

Sold Date

08-Nov-24

3

1

1

Distance

0.53km



18 BOYD STREET ALTONA VIC 3018

Sold Price

^{RS}

\$1,250,000

Sold Date

25-Sep-24

4

2

4

Distance

0.55km



63 MCBAIN STREET ALTONA VIC 3018

Sold Price

\$1,350,000

Sold Date

11-Jul-24

4

2

1

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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