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 (*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

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2/6 CARRUTHERS COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price **$530,000** Sold Date **28-Aug-24**

Distance **1.21km**

4B TOWNSING COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS **$520,000** Sold Date **28-Nov-24**

Distance **0.8km**

1/3 FARRANT COURT ALTONA MEADOWS VIC 3028

2 1 1

Sold Price RS **$510,000** Sold Date **06-Dec-24**

Distance **0.18km**

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

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