

## 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 RYMILL COURT ALTONA NORTH VIC 3025

### 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

\$875,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

House

Suburb

Altona North

Period-from

01 Oct 2023

to

30 Sep 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 DEAN COURT ALTONA NORTH VIC 3025	\$860,000	04-Jul-24
24 BINNS STREET ALTONA NORTH VIC 3025	\$875,000	04-May-24
8 GADSDEN STREET ALTONA NORTH VIC 3025	\$900,000	19-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: 21 October 2024



## 7 DEAN COURT ALTONA NORTH VIC 3025

 4  2  4

Sold Price

**\$860,000**

Sold Date

**04-Jul-24**

Distance

**0.2km**



## 24 BINNS STREET ALTONA NORTH VIC 3025

 3  1  1

Sold Price

**\$875,000**

Sold Date

**04-May-24**

Distance

**0.43km**



## 8 GADSDEN STREET ALTONA NORTH VIC 3025

 1  1  1

Sold Price

**\$900,000**

Sold Date

**19-Jul-24**

Distance

**0.45km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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