

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 THOMPSON 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

\$790,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$717,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Feb 2024

to

31 Jan 2025

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

4 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$823,000	31-Oct-24
66 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$800,000	17-Oct-24
5 GARDNER COURT ALTONA MEADOWS VIC 3028	\$795,000	09-Oct-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: 25 February 2025



4 PYRAMUS PLACE ALTONA MEADOWS VIC 3028

3 2 1

Sold Price

\$823,000

Sold Date

31-Oct-24

Distance

1.2km



66 SOUTH AVENUE ALTONA MEADOWS VIC 3028

3 2 3

Sold Price

^{RS} **\$800,000**

Sold Date

17-Oct-24

Distance

1.2km



5 GARDNER COURT ALTONA MEADOWS VIC 3028

4 2 1

Sold Price

\$795,000

Sold Date

09-Oct-24

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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