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	7 KIM COURT 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	$950,000	&	$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,170,000	Property type	House	Suburb	Altona
Period-from	01 Mar 2024	to	28 Feb 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
49 WREN STREET ALTONA VIC 3018	1000000	14-Feb-25
46 BROOK DRIVE ALTONA VIC 3018	980000	01-Oct-24
107 CIVIC PARADE ALTONA VIC 3018	1000000	06-Aug-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.~~

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Jacob Davis
P (03) 8387 0000
M 0433 208 312
E jacobdavis@jelliscraig.com.au



49 WREN STREET ALTONA VIC 3018

3 1 4

Sold Price RS 1000000 Sold Date 14-Feb-25

Distance 1.32km



46 BROOK DRIVE ALTONA VIC 3018

3 1 1

Sold Price 980000 Sold Date 01-Oct-24

Distance 0.24km



107 CIVIC PARADE ALTONA VIC 3018

3 1 1

Sold Price 1000000 Sold Date 06-Aug-24

Distance 1.32km

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

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