

## 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

11 GASKELL COURT ALTONA MEADOWS VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$820,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

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

4 PEPPERMINT COURT ALTONA MEADOWS VIC 3028	\$810,000	31-Aug-24
4 PYRAMUS PLACE ALTONA MEADOWS VIC 3028	\$823,000	12-Nov-24
66 SOUTH AVENUE ALTONA MEADOWS VIC 3028	\$800,000	17-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: 02 December 2024



**4 PEPPERMINT COURT ALTONA MEADOWS VIC 3028**

3 2 2

Sold Price **\$810,000** Sold Date **31-Aug-24**

Distance **2.21km**



**4 PYRAMUS PLACE ALTONA MEADOWS VIC 3028**

3 2 1

Sold Price <sup>RS</sup> **\$823,000** Sold Date **12-Nov-24**

Distance **0.9km**



**66 SOUTH AVENUE ALTONA MEADOWS VIC 3028**

3 2 3

Sold Price <sup>RS</sup> **\$800,000** Sold Date **17-Oct-24**

Distance **1.11km**

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

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