

## 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 BROWN AVENUE 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

\$650,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$728,000

Property type

House

Suburb

Altona Meadows

Period-from

01 Jan 2024

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 9 WILTSHIRE COURT ALTONA MEADOWS VIC 3028 | \$680,000 | 09-Dec-24 |
| 8 FIDDIAN COURT ALTONA MEADOWS VIC 3028   | \$680,000 | 10-Jan-25 |
| 10 ROACH DRIVE ALTONA MEADOWS VIC 3028    | \$680,000 | 13-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: 16 January 2025



**9 WILTSHIRE COURT ALTONA MEADOWS VIC 3028**

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Sold Price **\$680,000** Sold Date **09-Dec-24**

Distance **0.22km**



**8 FIDDIAN COURT ALTONA MEADOWS VIC 3028**

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Sold Price <sup>RS</sup> **\$680,000** Sold Date **10-Jan-25**

Distance **0.47km**



**10 ROACH DRIVE ALTONA MEADOWS VIC 3028**

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Sold Price Sold Date **13-Dec-24**

Distance **0.54km**

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

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