

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 Campbell Court, Altona Vic 3018

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$1,125,000 Property Type House Suburb Altona

Period - From 22/11/2022 to 21/11/2023 Source REIV

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 six 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
1	209 Civic Pde ALTONA 3018	\$905,000	03/11/2023
2	7 Spear Ct ALTONA 3018	\$805,000	14/06/2023
3	13 Spear Ct ALTONA 3018	\$775,000	17/06/2023

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 six months.~~

This Statement of Information was prepared on:

22/11/2023 19:40

7 Campbell Court, Altona Vic 3018

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Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
22/11/2022 - 21/11/2023: \$1,125,000

Comparable Properties



209 Civic Pde ALTONA 3018 (REI)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 03/11/2023
Property Type: House



7 Spear Ct ALTONA 3018 (REI/VG)

Agent Comments



Price: \$805,000
Method: Private Sale
Date: 14/06/2023
Property Type: House
Land Size: 528 sqm approx



13 Spear Ct ALTONA 3018 (REI)

Agent Comments



Price: \$775,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)
Land Size: 565 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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