



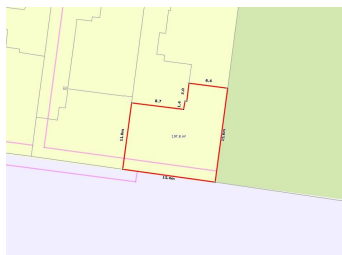
STATEMENT OF INFORMATION

3/1 SOUTH ROAD, AIRPORT WEST, VIC 3042

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/1 SOUTH ROAD, AIRPORT WEST, VIC

2 1 1

Indicative Selling Price

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

Price Range: \$451,000 to \$498,000

MEDIAN SALE PRICE



AIRPORT WEST, VIC, 3042

Suburb Median Sale Price (Unit)

\$517,500

01 October 2016 to 30 September 2017

Provided by:

COMPARABLE PROPERTIES

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.



6/6 ETZEL ST, AIRPORT WEST, VIC 3042

2 1 1

Sale Price

***\$454,000**

Sale Date: 22/07/2017

Distance from Property: 167m



3/115 MCNAMARA AVE, AIRPORT WEST, VIC

2 1 2

Sale Price

\$450,000

Sale Date: 13/05/2017

Distance from Property: 163m



2/80 HAWKER ST, AIRPORT WEST, VIC 3042

2 1 1

Sale Price

\$520,000

Sale Date: 06/05/2017

Distance from Property: 321m



This report has been compiled on 03/10/2017 by Glenda Reynolds. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/1 SOUTH ROAD, AIRPORT WEST, VIC 3042

Indicative selling price

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

Price Range:

\$451,000 to \$498,000

Median sale price

Median price

\$517,500

House

Unit

X


Suburb

AIRPORT WEST

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
6/6 ETZEL ST, AIRPORT WEST, VIC 3042	*\$454,000	22/07/2017
3/115 MCNAMARA AVE, AIRPORT WEST, VIC 3042	\$450,000	13/05/2017
2/80 HAWKER ST, AIRPORT WEST, VIC 3042	\$520,000	06/05/2017