

71 Marshall Road, Airport West Vic 3042



3 Bed 1 Bath 2 Car

Property Type: House (Previously Occupied - Detached)

Land Size: 613 sqm approx

Indicative Selling Price

\$880,000 - \$960,000

Median House Price

Year ending December 2023:

\$982,500

Comparable Properties



6 Thomas Street, Airport West 3042 (REI)

2 Bed 1 Bath 2 Car

Price: \$960,000

Method: Private Sale

Date: 14/12/2023

Rooms: 3

Property Type: House (Res)

Land Size: 697 sqm approx

Agent Comments: Two bed home inferior condition, larger land size.



93 Bowes Avenue, Airport West 3042 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$940,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 698 sqm approx

Agent Comments: 3 bed brick veneer home comparable accommodation.



129 Bowes Avenue, Airport West 3042 (REI/VG)

3 Bed 1 Bath 2 Car

Price: \$920,000

Method: Sold Before Auction

Date: 26/10/2023

Property Type: House (Res)

Land Size: 706 sqm approx

Agent Comments: 3 bedroom home in inferior overall condition. Larger land size.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

71 Marshall Road, Airport West Vic 3042

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$982,500 House x Suburb Airport West

Period - From 01/01/2023 to 31/12/2023 Source REIV

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 Thomas Street, AIRPORT WEST 3042	\$960,000	14/12/2023
93 Bowes Avenue, AIRPORT WEST 3042	\$940,000	02/12/2023
129 Bowes Avenue, AIRPORT WEST 3042	\$920,000	26/10/2023

This Statement of Information was prepared on:

09/04/2024 10:41