

# 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

114 Victory Road, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$895,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Airport West

Period - From 01/01/2022 to 31/12/2022 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	81 Moore Rd AIRPORT WEST 3042	\$950,000	07/11/2022
2	3 Thomas St AIRPORT WEST 3042	\$880,000	17/09/2022
3	21a Etzel St AIRPORT WEST 3042	\$850,000	25/02/2023

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:

09/03/2023 16:31



3   2   2

**Rooms:** 8  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$850,000 - \$895,000

**Median Unit Price**

Year ending December 2022: \$690,000

## Comparable Properties

**81 Moore Rd AIRPORT WEST 3042 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$950,000

**Method:** Private Sale

**Date:** 07/11/2022

**Property Type:** House (Res)

**Land Size:** 318 sqm approx



**3 Thomas St AIRPORT WEST 3042 (REI/VG)**

**Agent Comments**

3   2   1

**Price:** \$880,000

**Method:** Auction Sale

**Date:** 17/09/2022

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**21a Etzel St AIRPORT WEST 3042 (REI)**

**Agent Comments**

3   2   1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 25/02/2023

**Property Type:** Villa