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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$850,000		&		\$895,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Airport West
Period - From	01/01/2022	to	31/12/2022		So	urce	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.

Ad	dress 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



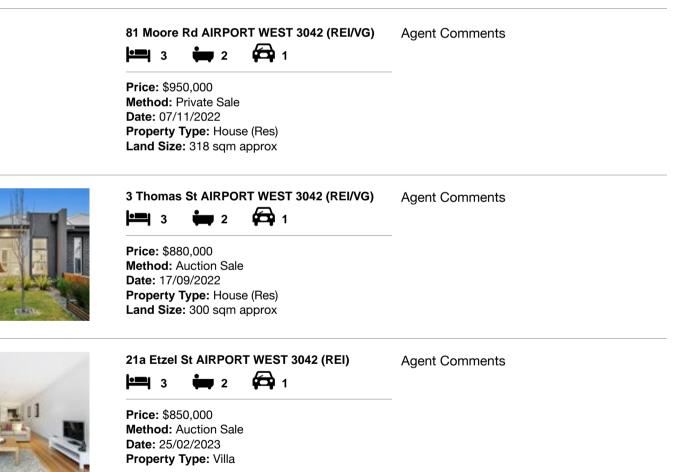






Rooms: 8 Property Type: Unit Agent Comments Indicative Selling Price \$850,000 - \$895,000 Median Unit Price Year ending December 2022: \$690,000

Comparable Properties



Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



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