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

52 Victory Road, Airport West Vic 3042

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$850,000			
Median sale p	rice							
Median price	\$960,000	Pro	operty Type	Hou	se		Suburb	Airport West
Period - From	01/04/2022	to	30/06/2022		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.

Ado	dress of comparable property	Price	Date of sale
1	18 Highridge Cr AIRPORT WEST 3042	\$842,000	02/04/2022
2	66 Halsey Rd AIRPORT WEST 3042	\$840,000	16/07/2022
3	130 Parer Rd AIRPORT WEST 3042	\$830,000	11/08/2022

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:

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613m Abprox



Property Type: House Land Size: 613 sqm approx Agent Comments Indicative Selling Price \$790,000 - \$850,000 Median House Price June quarter 2022: \$960,000

Comparable Properties



Agent Comments



Price: \$842,000 Method: Auction Sale Date: 02/04/2022 Property Type: House (Res) Land Size: 524 sqm approx



66 Halsey Rd AIRPORT WEST 3042 (REI)



Price: \$840,000 Method: Auction Sale Date: 16/07/2022 Property Type: House (Res)

130 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments

Agent Comments



Price: \$830,000 Method: Private Sale Date: 11/08/2022 Property Type: House Land Size: 617 sqm approx

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



propertydata

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