

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 consumer.vic.gov.au/underquoting

Range between \$790,000

&

\$850,000

Median sale price

Median price \$960,000

Property Type House

Suburb Airport West

Period - From 01/04/2022

to

30/06/2022

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	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:

09/09/2022 15:27



Property Type: House

Land Size: 613 sqm approx

Agent Comments

Comparable Properties

18 Highridge Cr AIRPORT WEST 3042 (REI)

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)

Agent Comments



Price: \$840,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)



130 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 11/08/2022

Property Type: House

Land Size: 617 sqm approx