

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

58A Grange Road, Airport West Vic 3042

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$750,000

Property Type

Unit

Suburb

Airport West

Period - From

01/07/2021

to

30/09/2021

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	33 Mcnamara Av AIRPORT WEST 3042	\$818,000	16/12/2021
2	3/57 Mcintosh St AIRPORT WEST 3042	\$803,000	09/12/2021
3	106a Victory Rd AIRPORT WEST 3042	\$770,000	05/10/2021

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:

15/01/2022 10:46



Rooms: 5

Property Type: Unit

Agent Comments

Comparable Properties



33 Mcnamara Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$818,000

Method: Private Sale

Date: 16/12/2021

Property Type: House



3/57 McIntosh St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$803,000

Method: Sold Before Auction

Date: 09/12/2021

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 211 sqm approx



106a Victory Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$770,000

Method: Sold Before Auction

Date: 05/10/2021

Property Type: House (Res)