

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

8/59 PARER ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

Unit

Suburb

Airport West

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 8/57 PARER ROAD AIRPORT WEST VIC 3042 | \$425,000 | 25-Sep-24 |
| 2/48 YORK STREET AIRPORT WEST VIC 3042 | \$480,000 | 24-Jan-25 |
| 1/3-5 SPRING STREET TULLAMARINE VIC 3043 | \$420,000 | 30-Sep-24 |

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 6 months.~~

This Statement of Information was prepared on: 14 February 2025



8/57 PARER ROAD AIRPORT WEST VIC 3042 Sold Price **\$425,000** Sold Date **25-Sep-24**

2 1 2

Distance **0.02km**



2/48 YORK STREET AIRPORT WEST VIC 3042 Sold Price ^{RS} **\$480,000** Sold Date **24-Jan-25**

2 1 1

Distance **0.63km**



1/3-5 SPRING STREET TULLAMARINE VIC 3043 Sold Price **\$420,000** Sold Date **30-Sep-24**

2 1 1

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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