

## 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

6/59 Parer Road Airport West VIC 3042

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,800

Property type

Unit

Suburb

Airport West

Period-from

01 Nov 2018

to

31 Oct 2019

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

309/76 Keilor Road Essendon North VIC 3041	\$442,500	26-Aug-19
6/43-45 Hart Street Airport West VIC 3042	\$410,000	26-Jul-19
5/60 Sharps Road Tullamarine VIC 3043	\$451,000	06-Jul-19

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 November 2019



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**309/76 Keilor Road Essendon  
North VIC 3041**

2 1 1

Sold Price **\$442,500** Sold Date **26-Aug-19**

Distance **3km**



**6/43-45 Hart Street Airport West  
VIC 3042**

2 1 1

Sold Price **\$410,000** Sold Date **26-Jul-19**

Distance **1.02km**



**5/60 Sharps Road Tullamarine VIC  
3043**

2 1 1

Sold Price **\$451,000** Sold Date **06-Jul-19**

Distance **1.61km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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