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	29 Roberts Road, Airport West Vic 3042
Including suburb and	· ·
postcode	

Indicative selling price

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

Single price \$789,000

Median sale price

Median price	\$725,000	Pro	perty Type	Unit		Suburb	Airport West
Period - From	01/07/2022	to	30/09/2022		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

Add	dress of comparable property	Price	Date of sale
1	52 Victory Rd AIRPORT WEST 3042	\$800,000	03/10/2022
2	42 Earl St AIRPORT WEST 3042	\$787,500	06/09/2022
3	35 Highlands Av AIRPORT WEST 3042	\$775,000	28/10/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	03/12/2022 14:15





Mark Marazita 03 93353334 0433122188 mark@apwre.com.au

Indicative Selling Price \$789,000 **Median Unit Price**

September quarter 2022: \$725,000





Property Type: House Land Size: 585 sqm approx **Agent Comments**

Comparable Properties



52 Victory Rd AIRPORT WEST 3042 (REI)



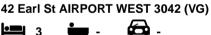


Price: \$800,000 Method: Private Sale Date: 03/10/2022 Property Type: House Land Size: 613 sqm approx

-3

Price: \$787,500





Method: Sale Date: 06/09/2022 Property Type: House (Res)

Land Size: 780 sqm approx

Agent Comments

Agent Comments

Agent Comments



35 Highlands Av AIRPORT WEST 3042

(REI/VG)

--3

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





Price: \$775.000 Method: Private Sale Date: 28/10/2022 Rooms: 4

Property Type: House (Res) Land Size: 558 sqm approx





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