

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

29 Roberts Road, Airport West Vic 3042

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

Property 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	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 comparable properties 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

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Indicative Selling Price

\$789,000

Median Unit Price

September quarter 2022: \$725,000



3 1 2

Property Type: House

Land Size: 585 sqm approx

Agent Comments

Comparable Properties



52 Victory Rd AIRPORT WEST 3042 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 03/10/2022

Property Type: House

Land Size: 613 sqm approx

42 Earl St AIRPORT WEST 3042 (VG)

Agent Comments

3 - -

Price: \$787,500

Method: Sale

Date: 06/09/2022

Property Type: House (Res)

Land Size: 780 sqm approx



35 Highlands Av AIRPORT WEST 3042 (REI/VG)

Agent Comments

3 1 -

Price: \$775,000

Method: Private Sale

Date: 28/10/2022

Rooms: 4

Property Type: House (Res)

Land Size: 558 sqm approx

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