Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/54 Victory Road, Airport West Vic 3042

Indicative selling price

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

Range between \$530,000	&	\$580,000
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Median sale price

Median price	\$750,000	Pro	perty Type	Unit		Suburb	Airport West
Period - From	01/10/2024	to	31/12/2024		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	26a Walters Av AIRPORT WEST 3042	\$550,000	05/12/2024
2	3/86 Marshall Rd AIRPORT WEST 3042	\$591,000	02/12/2024
3	1/27 Gordon St TULLAMARINE 3043	\$550,000	04/11/2024

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:	23/01/2025 10:35









Rooms: 4

Property Type: Unit **Agent Comments**

Indicative Selling Price \$530,000 - \$580,000 **Median Unit Price** December quarter 2024: \$750,000

Comparable Properties



26a Walters Av AIRPORT WEST 3042 (REI)

Price: \$550,000 Method: Private Sale Date: 05/12/2024 Property Type: Unit

Agent Comments



3/86 Marshall Rd AIRPORT WEST 3042 (REI)

2





Agent Comments

Price: \$591,000

Method: Sold Before Auction

Date: 02/12/2024 Property Type: Unit



1/27 Gordon St TULLAMARINE 3043 (REI)





Price: \$550,000 Method: Private Sale Date: 04/11/2024

Property Type: Townhouse (Single)

Agent Comments

Account - Biggin & Scott | P: 03 9317 5577





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