## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and postcode	

### Indicative selling price

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

Single price \$750,000

### Median sale price

Median price	\$690,000	Pro	perty Type	Jnit		Suburb	Airport West
Period - From	01/07/2022	to	30/06/2023	So	ource	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	17 Patrick Ct AIRPORT WEST 3042	\$757,500	20/05/2023
2	1/62 Clydesdale Rd AIRPORT WEST 3042	\$750,000	27/05/2023
3	1/35 Hart St AIRPORT WEST 3042	\$725,000	22/04/2023

#### 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:	17/08/2023 17:11





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

Indicative Selling Price \$750,000 Median Unit Price

Year ending June 2023: \$690,000



Property Type: House (Res)
Land Size: 410 sgm approx

Agent Comments

# Comparable Properties



17 Patrick Ct AIRPORT WEST 3042 (REI/VG)

<u>.</u> . A

Price: \$757,500 Method: Auction Sale Date: 20/05/2023

**Property Type:** House (Res) **Land Size:** 227 sqm approx

1/62 Clydesdale Rd AIRPORT WEST 3042 (REI) Agent Comments

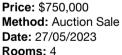
**Agent Comments** 

Agent Comments









Rooms: 4

Property Type: Townhouse (Res)

1/35 Hart St AIRPORT WEST 3042 (REI/VG)

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Price: \$725,000 Method: Auction Sale Date: 22/04/2023

**Property Type:** House (Res) **Land Size:** 213 sqm approx

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



