

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

86 Roberts Road, Airport West Vic 3042

Indicative selling price

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

Range between

\$770,000

&

\$800,000

Median sale price

Median price

\$865,000

House

X

Unit

Suburb

Airport West

Period - From

01/07/2018

to

30/09/2018

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	30 Hilbert Rd AIRPORT WEST 3042	\$845,000	25/08/2018
2	34 North St AIRPORT WEST 3042	\$835,000	22/05/2018
3	137 Marshall Rd AIRPORT WEST 3042	\$800,000	29/10/2018

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.



 3  1  2

Rooms:

Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$800,000

Median House Price

September quarter 2018: \$865,000

Comparable Properties



30 Hilbert Rd AIRPORT WEST 3042 (REI)

Agent Comments

 4  1  3

Price: \$845,000

Method: Auction Sale

Date: 25/08/2018

Rooms: 6

Property Type: House (Res)

Land Size: 714 sqm approx

34 North St AIRPORT WEST 3042 (VG)

Agent Comments

 3  -  -

Price: \$835,000

Method: Sale

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 628 sqm approx



137 Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments

 4  1  2

Price: \$800,000

Method: Private Sale

Date: 29/10/2018

Rooms: 5

Property Type: House

Land Size: 613 sqm approx