

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 211 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between \$650,000 & \$665,000

Median sale price

Median price \$752,500 House X Unit Suburb Airport West

Period - From 01/01/2019 to 31/03/2019 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	38 Harrington Rd AIRPORT WEST 3042	\$697,000	17/05/2019
2	71 Moore Rd AIRPORT WEST 3042	\$680,000	28/02/2019
3	69 Halsey Rd AIRPORT WEST 3042	\$675,000	26/04/2019

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 539 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$650,000 - \$665,000

Median House Price

March quarter 2019: \$752,500

Comparable Properties



38 Harrington Rd AIRPORT WEST 3042 (REI)

[Agent Comments](#)



Price: \$697,000

Method: Private Sale

Date: 17/05/2019

Rooms: 5

Property Type: House

Land Size: 547 sqm approx



71 Moore Rd AIRPORT WEST 3042 (REI/VG)

[Agent Comments](#)



Price: \$680,000

Method: Private Sale

Date: 28/02/2019

Rooms: -

Property Type: House



69 Halsey Rd AIRPORT WEST 3042 (REI)

[Agent Comments](#)



Price: \$675,000

Method: Private Sale

Date: 26/04/2019

Rooms: 4

Property Type: House

Land Size: 612 sqm approx