

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

1/22 McNamara Avenue Airport West VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,000

Property type

Unit

Suburb

Airport West

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

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 6 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

1/28 McNamara Avenue Airport West VIC 3042	\$772,000	18-Mar-21
1/74 King Street Airport West VIC 3042	\$810,000	08-May-21
68A Marshall Road Airport West VIC 3042	\$790,000	10-Feb-21

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 6 months.~~

This Statement of Information was prepared on: 22 June 2021

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1/28 McNamara Avenue Airport West VIC 3042

3 - -

Sold Price

\$772,000

Sold Date

18-Mar-21

Distance

0.05km



1/74 King Street Airport West VIC 3042

3 2 1

Sold Price

^{RS} **\$810,000**

Sold Date

08-May-21

Distance

0.91km



68A Marshall Road Airport West VIC 3042

3 2 2

Sold Price

\$790,000

Sold Date

10-Feb-21

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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