

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

4/80 MCINTOSH STREET 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

Unit

Suburb

Airport West

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/58 MCINTOSH STREET AIRPORT WEST VIC 3042	\$586,000	09-Sep-24
3/73 HAWKER STREET AIRPORT WEST VIC 3042	\$630,000	14-Dec-24
3/86 MARSHALL ROAD AIRPORT WEST VIC 3042	\$591,000	02-Dec-24

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 December 2024



**3/58 MCINTOSH STREET AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

\$586,000

Sold Date **09-Sep-24**

Distance **0.17km**



**3/73 HAWKER STREET AIRPORT
WEST VIC 3042**

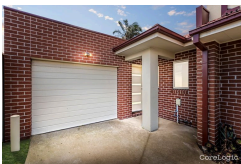
2 1 1

Sold Price

^{RS} **\$630,000**

Sold Date **14-Dec-24**

Distance **0.23km**



**3/86 MARSHALL ROAD AIRPORT
WEST VIC 3042**

2 1 1

Sold Price

^{RS} **\$591,000**

Sold Date **02-Dec-24**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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