

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

1/49 Bedford 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Airport West

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/70 King Street Airport West VIC 3042	\$782,500	10-Aug-19
3/70 King Street Airport West VIC 3042	\$818,000	20-Aug-19
127C Rachelle Road Keilor East VIC 3033	\$785,000	29-Oct-19

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: 20 December 2019



**1/70 King Street Airport West VIC
3042**

Sold Price

\$782,500

Sold Date

10-Aug-19

 4  3  1

Distance

0.94km



**3/70 King Street Airport West VIC
3042**

Sold Price

\$818,000

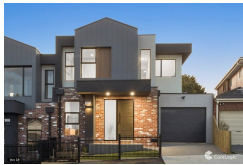
Sold Date

20-Aug-19

 4  2  1

Distance

0.94km



**127C Rachelle Road Keilor East VIC
3033**

Sold Price

\$785,000

Sold Date

29-Oct-19

 3  2  1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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