

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

7/19-21 Matthews Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$770,000 & \$840,000

Median sale price

Median price \$839,500 Property Type House Suburb Airport West

Period - From 01/01/2020 to 31/03/2020 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	1a Noga Av KEILOR EAST 3033	\$830,000	05/12/2019
2	6/1 Ross St NIDDRIE 3042	\$800,000	14/03/2020
3	3/63 Bowes Av AIRPORT WEST 3042	\$780,000	28/03/2020

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.~~

This Statement of Information was prepared on:

06/05/2020 16:37



Property Type:
Agent Comments

Indicative Selling Price
\$770,000 - \$840,000
Median House Price
March quarter 2020: \$839,500

Comparable Properties



1a Noga Av KEILOR EAST 3033 (REI)

Agent Comments



Price: \$830,000
Method: Sold Before Auction
Date: 05/12/2019
Property Type: Townhouse (Res)



6/1 Ross St NIDDRIE 3042 (REI)

Agent Comments



Price: \$800,000
Method: Auction Sale
Date: 14/03/2020
Property Type: Townhouse (Res)



3/63 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$780,000
Method: Private Sale
Date: 28/03/2020
Property Type: Townhouse (Single)