

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 2/178 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between \$530,000

&

\$580,000

Median sale price

Median price \$662,000

House

Unit

X

Suburb

Airport West

Period - From 01/10/2018

to

31/12/2018

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	3/30 Bowes Av AIRPORT WEST 3042	\$585,000	13/10/2018
2	3/117 McNamara Av AIRPORT WEST 3042	\$580,500	15/12/2018
3	6/57 King St AIRPORT WEST 3042	\$540,000	14/02/2019

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:
Agent Comments

Indicative Selling Price
\$530,000 - \$580,000
Median Unit Price
December quarter 2018: \$662,000

Comparable Properties



3/30 Bowes Av AIRPORT WEST 3042 (REI/VG) Agent Comments



Price: \$585,000
Method: Auction Sale
Date: 13/10/2018
Rooms: -
Property Type: Unit
Land Size: 164 sqm approx



3/117 McNamara Av AIRPORT WEST 3042 (REI) Agent Comments



Price: \$580,500
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Unit
Land Size: 175 sqm approx



6/57 King St AIRPORT WEST 3042 (REI) Agent Comments



Price: \$540,000
Method: Sold Before Auction
Date: 14/02/2019
Rooms: -
Property Type: Unit