

Mark Marazita 03 93353334 mark@apwre.com.au

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	of this p	rice see	cons	sumer.vic.gov.a	เน/ur	nderd	quoting				
Range between \$530,		.000		&		\$580,000					
Median sale price											
Median price	662,00	0	Hou	ıse	Uni	t	Х		Suburb	Airport West	
Period - From 0)1/10/2	018	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.

Add	dress 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.

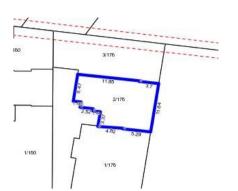






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Indicative Selling Price \$530,000 - \$580,000 **Median Unit Price** December quarter 2018: \$662,000





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)

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)

Price: \$540,000

Method: Sold Before Auction

Date: 14/02/2019

Rooms: -

Property Type: Unit

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Agent Comments

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