Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,175,000	&	\$1,275,000
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Median sale price

Median price	\$750,000	Pro	perty Type	Jnit		Suburb	Airport West
Period - From	01/10/2024	to	31/12/2024		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	27a Newman St NIDDRIE 3042	\$1,260,000	31/01/2025
2	45 Hillside Gr AIRPORT WEST 3042	\$1,300,000	03/12/2024
3			

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:	05/03/2025 11:26



Date of sale

WHITEFOX

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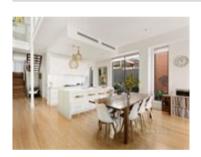




Property Type: Townhouse **Agent Comments**

Indicative Selling Price \$1,175,000 - \$1,275,000 **Median Unit Price** December quarter 2024: \$750,000

Comparable Properties



27a Newman St NIDDRIE 3042 (REI)

Price: \$1,260,000

Method: Sold Before Auction

Date: 31/01/2025 Property Type: House Agent Comments



45 Hillside Gr AIRPORT WEST 3042 (REI/VG)





Price: \$1,300,000 Method: Private Sale Date: 03/12/2024

Rooms: 5

Property Type: House (Res) Land Size: 300 sqm approx Agent Comments

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. There are only two comparable properties in the area. 27A Newman Street, Niddrie & 45 Hillside Grove, Airport West are the only two properties with similar features and attributes to 1/11 Ian Crescent, Airport West.

Account - Whitefox Real Estate | P: 96459699



