

# 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

57 El Reno Crescent, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$900,000

### Median sale price

Median price

\$800,000

Property Type

House

Suburb

Airport West

Period - From

13/01/2019

to

12/01/2020

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	30f Coniston Av AIRPORT WEST 3042	\$940,000	21/09/2019
2	3a Clydesdale Rd AIRPORT WEST 3042	\$905,000	05/10/2019
3	85 Roberts Rd AIRPORT WEST 3042	\$865,000	14/12/2019

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.~~

This Statement of Information was prepared on:

13/01/2020 16:40



**Property Type:**

Agent Comments

## Comparable Properties



**30f Coniston Av AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$940,000

**Method:** Auction Sale

**Date:** 21/09/2019

**Property Type:** House (Res)

**Land Size:** 227 sqm approx



**3a Clydesdale Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$905,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** House (Res)



**85 Roberts Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$865,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** House (Res)