

## 12 Lana Court, Airport West Vic 3042



**4 Bed 2 Bath 2 Car**

**Property Type:** House (Previously Occupied – Detached)

**Land Size:** 662 sqm approx

**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

Year ending December 2022:

\$930,000

## Comparable Properties



**31 Grange Road, Airport West 3042 (VG)**

**3 Bed 2 Bath 2 Car**

**Price:** \$1,015,000

**Method:** Sale

**Date:** 14/11/2022

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

**Agent Comments:** Comparable land size, brick home set over two levels. Inferior accommodation.



**17 Heather Avenue, Keilor East 3033 (REI)**

**4 Bed 2 Bath 2 Car**

**Price:** \$960,000

**Method:** Private Sale

**Date:** 14/02/2023

**Property Type:** House

**Land Size:** 615 sqm approx

**Agent Comments:** Smaller land size, brick home on a single level. Inferior condition and gardens.



**31 Green Street, Airport West 3042 (REI/VG)**

**3 Bed 1 Bath 2 Car**

**Price:** \$955,000

**Method:** Auction Sale

**Date:** 09/12/2022

**Property Type:** House (Res)

**Land Size:** 693 sqm approx

**Agent Comments:** Comparable land size, brick home on a single level. Inferior accommodation.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Lana Court, 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)

Range between \$1,000,000 & \$1,100,000

#### Median sale price

Median price \$930,000 House x Suburb Airport West

Period - From 01/01/2022 to 31/12/2022 Source REIV

#### Comparable property sales

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
31 Grange Road, AIRPORT WEST 3042	\$1,015,000	14/11/2022
17 Heather Avenue, KEILOR EAST 3033	\$960,000	14/02/2023
31 Green Street, AIRPORT WEST 3042	\$955,000	09/12/2022

This Statement of Information was prepared on:

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