

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

22 Coniston Avenue Airport West VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Airport West

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

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 6 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

62 Hawker Street Airport West VIC 3042	\$970,000	19-Mar-21
56 Hilbert Road Airport West VIC 3042	\$950,000	06-Feb-21
111 Moore Road Airport West VIC 3042	\$895,000	25-Feb-21

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 6 months.~~

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62 Hawker Street Airport West VIC 3042

Sold Price

^{RS} **\$970,000**

Sold Date

19-Mar-21

3 1 3

Distance

1.12km



56 Hilbert Road Airport West VIC 3042

Sold Price

^{RS} **\$950,000**

Sold Date

06-Feb-21

3 1 2

Distance

1.32km



111 Moore Road Airport West VIC 3042

Sold Price

^{RS} **\$895,000**

Sold Date

25-Feb-21

4 1 7

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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