

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

240 PARER ROAD 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$932,000

Property type

House

Suburb

Airport West

Period-from

01 Jan 2024

to

31 Dec 2024

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

246 PARER ROAD AIRPORT WEST VIC 3042	\$1,235,000	23-Jul-24
78A MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$1,140,000	16-Aug-24
35A LAURENCE AVENUE AIRPORT WEST VIC 3042	\$1,200,000	10-Feb-24

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.~~

This Statement of Information was prepared on: 17 January 2025



**246 PARER ROAD AIRPORT WEST
VIC 3042**

 4  3  1

Sold Price

^{RS} **\$1,235,000**

Sold Date

23-Jul-24

Distance

0.04km



**78A MCNAMARA AVENUE
AIRPORT WEST VIC 3042**

 3  2  1

Sold Price

\$1,140,000

Sold Date

16-Aug-24

Distance

0.96km



**35A LAURENCE AVENUE AIRPORT
WEST VIC 3042**

 3  2  2

Sold Price

\$1,200,000

Sold Date

10-Feb-24

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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