

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 26 Roberts Road, Airport West Vic 3042

Indicative selling price

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

Range between \$910,000

&

\$930,000

Median sale price

Median price \$912,250

House

X

Unit

Suburb Airport West

Period - From 01/10/2017

to

31/12/2017

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	75 marshall Rd AIRPORT WEST 3042	\$943,000	09/12/2017
2	110 Halsey Rd AIRPORT WEST 3042	\$920,000	02/11/2017
3	108 Halsey Rd AIRPORT WEST 3042	\$912,500	30/11/2017

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$910,000 - \$930,000

Median House Price

December quarter 2017: \$912,250

Comparable Properties



75 Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$943,000

Method: Auction Sale

Date: 09/12/2017

Rooms: -

Property Type: House (Res)



110 Halsey Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$920,000

Method: Private Sale

Date: 02/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 613 sqm approx



108 Halsey Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$912,500

Method: Private Sale

Date: 30/11/2017

Rooms: -

Property Type: House