

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

37 Elstone Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$998,000 Property Type House Suburb Airport West

Period - From 01/07/2021 to 30/06/2022 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	96 Halsey Rd AIRPORT WEST 3042	\$1,020,000	02/08/2022
2	39 York St AIRPORT WEST 3042	\$1,000,000	13/05/2022
3	191 Parer Rd AIRPORT WEST 3042	\$980,000	02/08/2022

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:

03/09/2022 12:09



Property Type:

Agent Comments

Comparable Properties



96 Halsey Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,020,000

Method: Private Sale

Date: 02/08/2022

Property Type: House



39 York St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$1,000,000

Method: Sold Before Auction

Date: 13/05/2022

Property Type: House (Res)

Land Size: 780 sqm approx



191 Parer Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 02/08/2022

Rooms: 4

Property Type: House (Res)

Land Size: 659 sqm approx