

# 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

3/35 Roberts Road, 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

\$490,000

&

\$535,000

### Median sale price

Median price

\$693,500

Property Type

Unit

Suburb

Airport West

Period - From

01/01/2023

to

31/03/2023

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	7/32 Earl St AIRPORT WEST 3042	\$543,000	24/03/2023
2	3/35 Roberts Rd AIRPORT WEST 3042	\$540,000	14/02/2023
3	6/43 Hart St AIRPORT WEST 3042	\$470,000	21/01/2023

**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:

21/06/2023 10:10

3/35 Roberts Road, Airport West Vic 3042



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**Indicative Selling Price**

\$490,000 - \$535,000

**Median Unit Price**

March quarter 2023: \$693,500



2 1 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**7/32 Earl St AIRPORT WEST 3042 (VG)**

Agent Comments

2 - -

**Price:** \$543,000

**Method:** Sale

**Date:** 24/03/2023

**Property Type:** Flat/Unit/Apartment (Res)



**3/35 Roberts Rd AIRPORT WEST 3042 (REI)**

Agent Comments

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 14/02/2023

**Property Type:** Villa



**6/43 Hart St AIRPORT WEST 3042 (VG)**

Agent Comments

2 - -

**Price:** \$470,000

**Method:** Sale

**Date:** 21/01/2023

**Property Type:** Flat/Unit/Apartment (Res)

**Account** - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



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