

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 19 Thomas Street, Airport West Vic 3042

Indicative selling price

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

Range between \$730,000

&

\$780,000

Median sale price

Median price \$752,500

House

X

Unit

Suburb Airport West

Period - From 01/01/2019

to

31/03/2019

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	11 Etzel St AIRPORT WEST 3042	\$752,500	22/02/2019
2	20 Watt St AIRPORT WEST 3042	\$745,000	11/05/2019
3	132 Marshall Rd AIRPORT WEST 3042	\$705,000	19/06/2019

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:
Agent Comments

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
March quarter 2019: \$752,500

Comparable Properties



11 Etzel St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$752,500
Method: Private Sale
Date: 22/02/2019
Rooms: -
Property Type: House



20 Watt St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$745,000
Method: Private Sale
Date: 11/05/2019
Rooms: -
Property Type: House
Land Size: 741 sqm approx



132 Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$705,000
Method: Private Sale
Date: 19/06/2019
Rooms: -
Property Type: House