

# 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

7/32 Earl Street, 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 \$550,000

&

\$580,000

### Median sale price

Median price \$672,000

Property Type Unit

Suburb Airport West

Period - From 01/10/2022

to

31/12/2022

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	7/32 Earl St AIRPORT WEST 3042	\$567,500	25/01/2022
2	5/38 Highlands Av AIRPORT WEST 3042	\$565,000	03/10/2022
3			

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:

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7/32 Earl Street, Airport West Vic 3042



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2 2 1

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$550,000 - \$580,000

**Median Unit Price**

December quarter 2022: \$672,000

## Comparable Properties



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

**Agent Comments**

2 2 1

**Price:** \$567,500

**Method:** Sold Before Auction

**Date:** 25/01/2022

**Property Type:** Townhouse (Res)

**5/38 Highlands Av AIRPORT WEST 3042 (VG)**

**Agent Comments**

2 - -

**Price:** \$565,000

**Method:** Sale

**Date:** 03/10/2022

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

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.

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



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