

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

240 PARER ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$825,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$911,500

Property type

House

Suburb

Airport West

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

45 HARRINGTON ROAD AIRPORT WEST VIC 3042	\$852,000	22-Apr-23
19 ETZEL STREET AIRPORT WEST VIC 3042	\$863,000	30-Mar-23
31 LAURENCE AVENUE AIRPORT WEST VIC 3042	\$890,000	06-Apr-23

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 6 months.

This Statement of Information was prepared on: 01 August 2023

Jayden Manno

M 0421 736 736

E jayden.manno@sunbury.rh.com.au



45 HARRINGTON ROAD AIRPORT WEST VIC 3042

Sold Price

\$852,000

Sold Date

22-Apr-23



3



2



1

Distance

0.3km



19 ETZEL STREET AIRPORT WEST VIC 3042

Sold Price

^{RS} **\$863,000**

Sold Date

30-Mar-23



2



1



2

Distance

0.54km



31 LAURENCE AVENUE AIRPORT WEST VIC 3042

Sold Price

\$890,000

Sold Date

06-Apr-23



2



1



3

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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