

## 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 83 Hawker 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 \$1,100,000 & \$1,150,000

#### Median sale price

Median price \$889,000 House X Unit Suburb Airport West

Period - From 01/07/2017 to 30/06/2018 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	72 Mcnamara Av AIRPORT WEST 3042	\$1,160,000	21/04/2018
2	46 Cameron St AIRPORT WEST 3042	\$1,035,000	04/05/2018
3	92 Bowes Av AIRPORT WEST 3042	\$980,000	30/08/2018

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:** House (Res)  
**Land Size:** 766 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,150,000  
**Median House Price**  
Year ending June 2018: \$889,000

## Comparable Properties



**72 McNamara Av AIRPORT WEST 3042 (REI)** **Agent Comments**



**Price:** \$1,160,000  
**Method:** Auction Sale  
**Date:** 21/04/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx



**46 Cameron St AIRPORT WEST 3042 (REI/VG)** **Agent Comments**



**Price:** \$1,035,000  
**Method:** Private Sale  
**Date:** 04/05/2018  
**Rooms:** 7  
**Property Type:** House (Res)  
**Land Size:** 780 sqm approx



**92 Bowes Av AIRPORT WEST 3042 (REI)** **Agent Comments**



**Price:** \$980,000  
**Method:** Private Sale  
**Date:** 30/08/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx