

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

6A Kendale Street, Airport West Vic 3042

Indicative selling price

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

Single price

\$1,299,000

Median sale price

Median price

\$901,500

Property Type

House

Suburb

Airport West

Period - From

01/07/2024

to

30/09/2024

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	40 Laurence Av AIRPORT WEST 3042	\$1,400,000	14/09/2024
2	6 Kendale St AIRPORT WEST 3042	\$1,310,000	10/09/2024
3	48 Carrington Rd NIDDRIE 3042	\$1,300,000	31/08/2024

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:

19/11/2024 16:17

Patrick Tilli
0413 083 735
paddy@whitefoxrealestate.com.au



4 2 2

Property Type: House
Agent Comments

Indicative Selling Price
\$1,299,000
Median House Price
September quarter 2024: \$901,500

Comparable Properties



40 Laurence Av AIRPORT WEST 3042 (REI)

Agent Comments

4 3 2

Price: \$1,400,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 532 sqm approx

6 Kendale St AIRPORT WEST 3042 (REI)

Agent Comments

3 1 -

Price: \$1,310,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)



48 Carrington Rd NIDDRIE 3042 (REI/VG)

Agent Comments

3 2 3

Price: \$1,300,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699



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