

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 50a Walters Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

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	38a David Av KEILOR EAST 3033	\$1,500,000	06/12/2024
2	23 Vaynor St NIDDRIE 3042	\$1,420,000	30/11/2024
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: 19/12/2024 11:41

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 4  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

September quarter 2024: \$901,500

Comparable Properties



38a David Av KEILOR EAST 3033 (REI)

Agent Comments

 4  3  1

Price: \$1,500,000

Method: Private Sale

Date: 06/12/2024

Property Type: Townhouse (Single)



23 Vaynor St NIDDRIE 3042 (REI)

Agent Comments

 3  2  1

Price: \$1,420,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 325 sqm approx

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. There are only two comparable properties in the area. Even though 23 Vaynor Street is a 3 bedroom and both properties are located in the next suburb, we still believe they are strong comparable sales.

Account - Whitefox Real Estate | P: 96459699



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