

## 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

2 Etzel 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

\$750,000

&

\$770,000

#### Median sale price

Median price

\$865,000

House

X

Unit

Suburb

Airport West

Period - From

01/07/2018

to

30/09/2018

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	57 Moore Rd AIRPORT WEST 3042	\$800,000	08/12/2018
2	27 Bedford St AIRPORT WEST 3042	\$780,000	22/11/2018
3	56 Etzel St AIRPORT WEST 3042	\$770,000	18/12/2018

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 (Previously Occupied - Detached)

**Land Size:** 581 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000 - \$770,000

**Median House Price**

September quarter 2018: \$865,000

## Comparable Properties



**57 Moore Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Auction Sale

**Date:** 08/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 627 sqm approx



**27 Bedford St AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$780,000

**Method:** Sold Before Auction

**Date:** 22/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 590 sqm approx



**56 Etzel St AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$770,000

**Method:** Private Sale

**Date:** 18/12/2018

**Rooms:** -

**Property Type:** House