

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

87 Hawker Street, Airport West Vic 3042

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$933,500

Property Type House

Suburb Airport West

Period - From 01/07/2020

to

30/06/2021

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	131 Bowes Av AIRPORT WEST 3042	\$1,282,000	11/09/2021
2	2 Alsom PI AIRPORT WEST 3042	\$1,140,000	07/08/2021
3	83 Mcintosh St AIRPORT WEST 3042	\$1,102,000	21/05/2021

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:

28/09/2021 16:17



Property Type: House (Previously Occupied - Detached)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties

131 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,282,000

Method: Auction Sale

Date: 11/09/2021

Property Type: House (Res)



2 Alsom Pl AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,140,000

Method: Auction Sale

Date: 07/08/2021

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx



83 McIntosh St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$1,102,000

Method: Sold Before Auction

Date: 21/05/2021

Property Type: House (Res)

Land Size: 767 sqm approx