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	87 Hawker Street, Airport West Vic 3042
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$933,500	Pro	perty 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

Add	dress 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 comparableproperties 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





Mark Marazita 03 93353334 0433122188 mark@apwre.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price**

Year ending June 2021: \$933,500



Property Type: House (Previously Occupied - Detached)

Land Size: 766 sqm approx

Agent Comments

Comparable Properties

131 Bowes Av AIRPORT WEST 3042 (REI)

Price: \$1,282,000 Method: Auction Sale Date: 11/09/2021

Property Type: House (Res)

Agent Comments



2 Alsom PI AIRPORT WEST 3042 (REI)

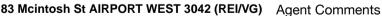


Price: \$1,140,000 Method: Auction Sale Date: 07/08/2021

Rooms: 5

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments









Price: \$1,102,000

Method: Sold Before Auction

Date: 21/05/2021

Property Type: House (Res) Land Size: 767 sqm approx

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



