

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 3/71 Mcintosh Street, Airport West Vic 3042

Indicative selling price

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

Single price \$650,000

Median sale price

Median price \$641,000 House Unit X Suburb Airport West

Period - From 01/10/2017 to 31/12/2017 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	18a South Rd AIRPORT WEST 3042	\$731,000	16/12/2017
2	3/31 Creswell Av AIRPORT WEST 3042	\$689,000	08/12/2017
3	5/14 Laurence Av AIRPORT WEST 3042	\$650,000	16/09/2017

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 (Res)
Agent Comments

Indicative Selling Price
\$650,000

Median Unit Price
December quarter 2017: \$641,000

Comparable Properties



18a South Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$731,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 4
Property Type: Unit
Land Size: 356 sqm approx



3/31 Creswell Av AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$689,000
Method: Private Sale
Date: 08/12/2017
Rooms: 4
Property Type: Unit



5/14 Laurence Av AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 16/09/2017
Rooms: 4
Property Type: Unit