

25 Grange Road, Airport West Vic 3042



4 Bed 1 Bath 2 Car
Property Type: House
Land Size: 707 sqm approx
Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 June quarter 2021: \$962,750

Comparable Properties



10 Roberts Road, Airport West 3042 (REI/VG)
3 Bed 1 Bath 1 Car
Price: \$1,242,000
Method: Auction Sale
Date: 05/06/2021
Rooms: 4
Property Type: House (Res)
Land Size: 747 sqm approx
Agent Comments: Well-maintained brick home on a corner block, superior land size.



14 Haldane Road, Niddrie 3042 (REI/VG)
3 Bed 3 Bath 1 Car
Price: \$1,150,000
Method: Private Sale
Date: 21/05/2021
Rooms: 4
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments: Single level brick home in original condition. Inferior accommodation and land size.



168 Parer Road, Airport West 3042 (REI)
4 Bed 2 Bath 2 Car
Price: \$1,100,000
Method: Private Sale
Date: 22/07/2021
Rooms: 5
Property Type: House (Res)
Land Size: 613 sqm approx
Agent Comments: Single level brick home on a corner block, inferior land size. Updated kitchen and bathroom.

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or
locality and postcode

25 Grange Road, 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 \$962,750 House x Suburb Airport West

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales

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
10 Roberts Road, AIRPORT WEST 3042	\$1,242,000	05/06/2021
14 Haldane Road, NIDDRIE 3042	\$1,150,000	21/05/2021
168 Parer Road, AIRPORT WEST 3042	\$1,100,000	22/07/2021

This Statement of Information was prepared on:

01/09/2021 20:59