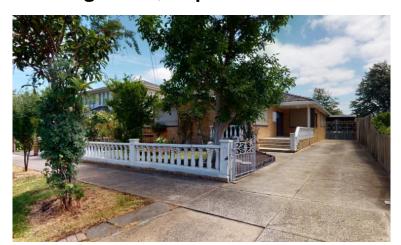
25 Grange Road, Airport West Vic 3042



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 sgm 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

	Pro	pertv	offered	for	sale
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Address	
Including suburb or	25 Grange Road, Airport West Vic 3042
locality and postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

i saic price							
Median price	\$962,750	Но	ouse x	S	uburb	Airport V	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

