

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

121a Bowes Avenue, Airport West Vic 3042

Indicative selling price

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

Range between

\$650,000

&

\$680,000

Median sale price

Median price

\$641,000

House

Unit

X

Suburb

Airport West

Period - From

01/10/2017

to

31/12/2017

Source

REIV

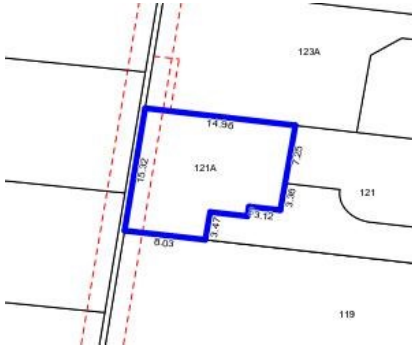
Comparable property sales (*Delete A or B below as applicable)

- 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	2/40 Hilbert Rd AIRPORT WEST 3042	\$810,000	08/11/2017
2	18a South Rd AIRPORT WEST 3042	\$731,000	16/12/2017
3	3/31 Creswell Av AIRPORT WEST 3042	\$689,000	08/12/2017

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:

Agent Comments

Indicative Selling Price

\$650,000 - \$680,000

Median Unit Price

December quarter 2017: \$641,000

Comparable Properties

2/40 Hilbert Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 08/11/2017

Rooms: -

Property Type: Unit



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