

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

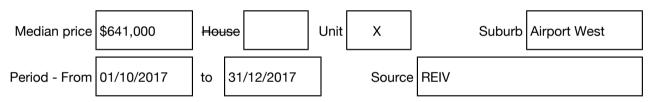
121a Bowes Avenue, Airport West Vic 3042

Indicative selling price

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

Range between	\$650,000	&	\$680,000	

Median sale price



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.

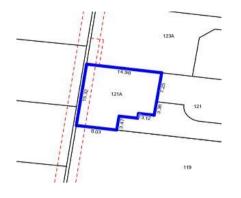
Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions. 121a Bowes Avenue, Airport West Vic 3042







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) 3 2 3 4 4 4 4 4 4 4 4 4 4 4 4 4	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	
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Price: \$689,000	-	
Method: Private Sale		
Date: 08/12/2017		
Rooms: 4 Property Type: Unit		

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