

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

1/15 SOUTH ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$775,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Unit

Suburb

Airport West

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

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 6 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

1/62 KING STREET AIRPORT WEST VIC 3042	\$795,000	26-Nov-22
2/10 HART STREET AIRPORT WEST VIC 3042	\$840,000	31-Jan-23
1/74 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$844,000	04-Mar-23

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 6 months.~~

This Statement of Information was prepared on: 07 March 2023



1/62 KING STREET AIRPORT WEST VIC 3042 Sold Price **\$795,000** Sold Date **26-Nov-22**

3 2 1

Distance **0.6km**



2/10 HART STREET AIRPORT WEST VIC 3042 Sold Price ^{RS} **\$840,000** Sold Date **31-Jan-23**

3 2 2

Distance **1.2km**



1/74 MCNAMARA AVENUE AIRPORT WEST VIC 3042 Sold Price ^{RS} **\$844,000** Sold Date **04-Mar-23**

3 2 1

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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