

## 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

68 McIntosh Street, Airport West Vic 3042

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$830,000

&

\$880,000

#### Median sale price

Median price

\$810,000

House

X

Unit

Suburb

Airport West

Period - From

01/04/2018

to

31/03/2019

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	85 McIntosh St AIRPORT WEST 3042	\$840,000	16/02/2019
2	34 Cameron St AIRPORT WEST 3042	\$835,000	06/02/2019
3	4 Cameron St AIRPORT WEST 3042	\$820,000	15/06/2019

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:** House (Previously Occupied - Detached)

**Land Size:** 836 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$830,000 - \$880,000

**Median House Price**

Year ending March 2019: \$810,000

## Comparable Properties



**85 McIntosh St AIRPORT WEST 3042 (REI/VG)** **Agent Comments**



**Price:** \$840,000

**Method:** Auction Sale

**Date:** 16/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 774 sqm approx



**34 Cameron St AIRPORT WEST 3042 (REI)** **Agent Comments**



**Price:** \$835,000

**Method:** Sold Before Auction

**Date:** 06/02/2019

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**4 Cameron St AIRPORT WEST 3042 (REI)** **Agent Comments**



**Price:** \$820,000

**Method:** Auction Sale

**Date:** 15/06/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx