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

3/31 Mcnamara Avenue, Airport West Vic 3042

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ing | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|--------------|
| Range betwee | \$680,000 | | & | | \$710,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$672,000 | Pro | operty Type | Unit | | | Suburb | Airport West |
| Period - From | 01/10/2022 | to | 31/12/2022 | | So | urce | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|--------------------------------------|-----------|--------------|
| 1 | 156 Victory Rd AIRPORT WEST 3042 | \$680,000 | 06/01/2023 |
| 2 | 129a Marshall Rd AIRPORT WEST 3042 | \$720,000 | 27/01/2023 |
| 3 | 3/42 Clydesdale Rd AIRPORT WEST 3042 | \$708,000 | 19/11/2022 |

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.

This Statement of Information was prepared on:

02/03/2023 13:41



3/31 Mcnamara Avenue, Airport West Vic 3042







Property Type: Unit Agent Comments

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Indicative Selling Price \$680,000 - \$710,000 Median Unit Price December quarter 2022: \$672,000

Comparable Properties

156 Victory Rd AIRPORT WEST 3042 (REI)



Price: \$680,000 Method: Date: 06/01/2023 Property Type: House



129a Marshall Rd AIRPORT WEST 3042 (REI) Agent Comments



Price: \$720,000 Method: Private Sale Date: 27/01/2023 Property Type: Unit

3/42 Clydesdale Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments

Agent Comments



Price: \$708,000 Method: Auction Sale Date: 19/11/2022 Property Type: Unit Land Size: 217 sqm approx

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



propertydata

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