

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 consumer.vic.gov.au/underquoting

Range between \$680,000 & \$710,000

Median sale price

Median price \$672,000 Property Type Unit Suburb Airport West

Period - From 01/10/2022 to 31/12/2022 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	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 2 2

Property Type: Unit

Agent Comments

Comparable Properties

156 Victory Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 2 2

Price: \$680,000

Method:

Date: 06/01/2023

Property Type: House



129a Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 27/01/2023

Property Type: Unit

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

Agent Comments

3 2 1

Price: \$708,000

Method: Auction Sale

Date: 19/11/2022

Property Type: Unit

Land Size: 217 sqm approx