

# 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

8A Altna Avenue, 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 \$795,000

&

\$815,000

### Median sale price

Median price \$955,000

Property Type House

Suburb Airport West

Period - From 01/10/2022

to

30/09/2023

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	1/2 Lock St AIRPORT WEST 3042	\$810,000	31/08/2023
2	1/24 Hart St AIRPORT WEST 3042	\$810,000	25/06/2023
3	2/6 Kitson Cr AIRPORT WEST 3042	\$800,000	21/06/2023

**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:

30/11/2023 13:11

8A Altna Avenue, Airport West Vic 3042



Mark Marazita  
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**Indicative Selling Price**

\$795,000 - \$815,000

**Median House Price**

Year ending September 2023: \$955,000



3 2 2

**Property Type:** Villa

Agent Comments

## Comparable Properties



**1/2 Lock St AIRPORT WEST 3042 (REI/VG)**

Agent Comments

3 2 -

**Price:** \$810,000

**Method:** Private Sale

**Date:** 31/08/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 290 sqm approx



**1/24 Hart St AIRPORT WEST 3042 (REI)**

Agent Comments

3 2 1

**Price:** \$810,000

**Method:** Sold Before Auction

**Date:** 25/06/2023

**Rooms:** 4

**Property Type:** Townhouse (Res)



**2/6 Kitson Cr AIRPORT WEST 3042 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$800,000

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** Townhouse (Res)

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



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