

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

80 Marshall Road, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$895,000

Median sale price

Median price

\$950,000

Property Type

House

Suburb

Airport West

Period - From

01/01/2021

to

31/03/2021

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	99 Bowes Av AIRPORT WEST 3042	\$885,000	05/06/2021
2	47a Bedford St AIRPORT WEST 3042	\$850,000	10/04/2021
3	28 Hillside Gr AIRPORT WEST 3042	\$889,500	10/04/2021

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:

19/06/2021 12:25



Rooms: 8
Property Type: House (Res)
Land Size: 395 sqm approx
Agent Comments

Indicative Selling Price

\$895,000

Median House Price

March quarter 2021: \$950,000

Comparable Properties



99 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$885,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 422 sqm approx



47a Bedford St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 309 sqm approx



28 Hillside Gr AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$889,500
Method: Auction Sale
Date: 10/04/2021
Property Type: House (Res)
Land Size: 538 sqm approx