

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

48A Bedford Street Airport West VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Other

Suburb

Airport West

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

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 6 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

108A Victory Road Airport West VIC 3042	\$1,177,000	09-Jul-20
38A Thomas Street Airport West VIC 3042	\$1,110,000	23-May-20
44A Moorna Drive Airport West VIC 3042	\$1,010,000	28-May-20

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 6 months.~~

This Statement of Information was prepared on: 23 July 2020



108A Victory Road Airport West VIC 3042

4 3 1

Sold Price **\$1,177,000^{UN}** Sold Date **09-Jul-20**

Distance **0.66km**



38A Thomas Street Airport West VIC 3042

4 3 2

Sold Price **\$1,110,000** Sold Date **23-May-20**

Distance **0.16km**



44A Moorna Drive Airport West VIC 3042

3 2 1

Sold Price **\$1,010,000** Sold Date **28-May-20**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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