

## 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

4A SEXTON STREET AIRPORT WEST VIC 3042

### Indicative selling price

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

Single Price

\$659,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Airport West

Period-from

01 May 2022

to

30 Apr 2023

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

1/73 VICTORY ROAD AIRPORT WEST VIC 3042	\$780,000	08-Mar-23
2/71 MCINTOSH STREET AIRPORT WEST VIC 3042	\$687,000	18-Feb-23
3/42 CLYDESDALE ROAD AIRPORT WEST VIC 3042	\$708,000	19-Nov-22

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: 01 May 2023



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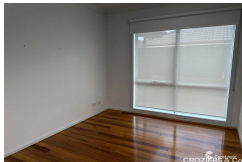
**1/73 VICTORY ROAD AIRPORT  
WEST VIC 3042**

3 2 1

Sold Price

<sup>RS</sup> **\$780,000** Sold Date **08-Mar-23**

Distance **0.37km**



**2/71 MCINTOSH STREET AIRPORT  
WEST VIC 3042**

3 2 1

Sold Price

**\$687,000** Sold Date **18-Feb-23**

Distance **0.47km**



**3/42 CLYDESDALE ROAD  
AIRPORT WEST VIC 3042**

3 2 1

Sold Price

**\$708,000** Sold Date **19-Nov-22**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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