

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

3/95 Marshall Road, Airport West Vic 3042

Indicative selling price

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

Range between \$580,000 & \$610,000

Median sale price

Median price \$733,000 Property Type Unit Suburb Airport West

Period - From 01/10/2021 to 31/12/2021 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	4/80 Mcintosh St AIRPORT WEST 3042	\$610,000	12/02/2022
2	5/5-7 Deidre Ct AIRPORT WEST 3042	\$600,000	15/12/2021
3	3/73 Victory Rd AIRPORT WEST 3042	\$590,000	25/11/2021

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:

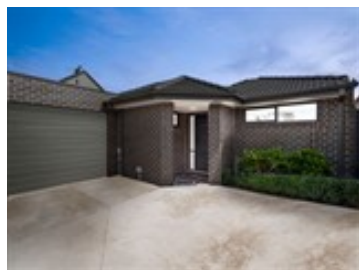
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Property Type:

Agent Comments

Comparable Properties



4/80 McIntosh St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 12/02/2022

Property Type: Unit

Land Size: 149 sqm approx



5/5-7 Deidre Ct AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 15/12/2021

Rooms: 3

Property Type: Unit

Land Size: 265 sqm approx

3/73 Victory Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$590,000

Method: Auction Sale

Date: 25/11/2021

Property Type: Unit