

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

11 Chancellor Road, Airport West Vic 3042

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$930,000

Property Type

House

Suburb

Airport West

Period - From

01/04/2022

to

31/03/2023

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	14 Clydesdale Rd AIRPORT WEST 3042	\$880,000	19/06/2023
2	19 Etzel St AIRPORT WEST 3042	\$863,000	30/03/2023
3	45 Harrington Rd AIRPORT WEST 3042	\$852,000	22/04/2023

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:

22/06/2023 17:45

11 Chancellor Road, Airport West Vic 3042



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Indicative Selling Price

\$790,000 - \$850,000

Median House Price

Year ending March 2023: \$930,000



Property Type:

Agent Comments

Comparable Properties



14 Clydesdale Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$880,000

Method: Private Sale

Date: 19/06/2023

Property Type: House

Land Size: 625 sqm approx



19 Etzel St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$863,000

Method: Auction Sale

Date: 30/03/2023

Property Type: House (Res)

Land Size: 592 sqm approx



45 Harrington Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$852,000

Method: Auction Sale

Date: 22/04/2023

Rooms: 4

Property Type: House (Res)

Land Size: 540 sqm approx

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



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