

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

3/34 Clydesdale Road, Airport West Vic 3042

Indicative selling price

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

Range between

\$640,000

&

\$680,000

Median sale price

Median price

\$672,000

Property Type

Unit

Suburb

Airport West

Period - From

01/10/2022

to

31/12/2022

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	2/71 Mcintosh St AIRPORT WEST 3042	\$687,000	18/02/2023
2	6/22 Highridge Cr AIRPORT WEST 3042	\$672,000	01/10/2022
3	2/36 York St AIRPORT WEST 3042	\$635,000	10/12/2022

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:

28/02/2023 13:28



2 1 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/71 McIntosh St AIRPORT WEST 3042 (REI)

Agent Comments

2 2 1

Price: \$687,000

Method: Auction Sale

Date: 18/02/2023

Rooms: 3

Property Type: Townhouse (Res)



6/22 Highridge Cr AIRPORT WEST 3042 (VG)

Agent Comments

2 - -

Price: \$672,000

Method: Sale

Date: 01/10/2022

Property Type: Flat/Unit/Apartment (Res)

2/36 York St AIRPORT WEST 3042 (REI/VG)

Agent Comments

2 2 1

Price: \$635,000

Method: Auction Sale

Date: 10/12/2022

Property Type: Townhouse (Res)