Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 10 Elm Street, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Single pric	e \$780,000									
Median sale price										
Median price	\$662,000	Pro	operty Type	Uni	t		Suburb	Airport West		
Period - From	01/10/2019	to	30/09/2020)	So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	132 Marshall Rd AIRPORT WEST 3042	\$785,000	02/11/2020
2	132a Marshall Rd AIRPORT WEST 3042	\$745,000	19/11/2020
3	10A Elm St AIRPORT WEST 3042		17/11/2020

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:

18/12/2020 09:44



10 Elm Street, Airport West Vic 3042

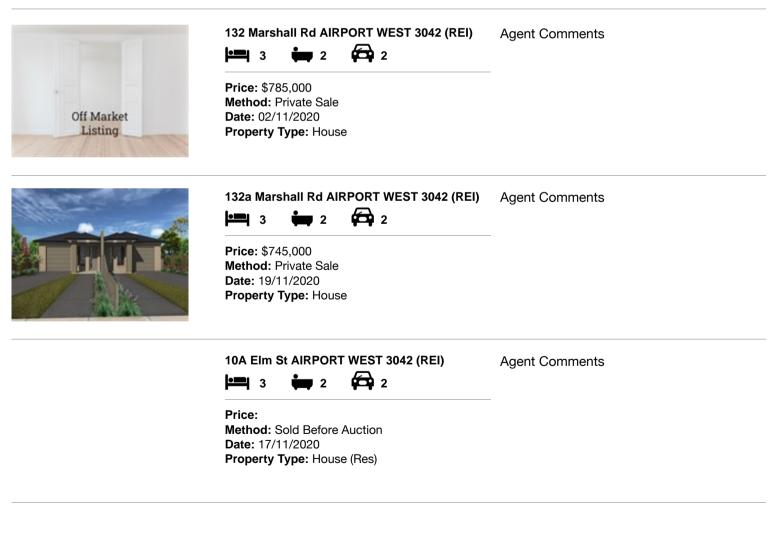






Property Type: House (Res) **Land Size:** 306 sqm approx Agent Comments Indicative Selling Price \$780,000 Median Unit Price Year ending September 2020: \$662,000

Comparable Properties



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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.