

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

2/106 BOWES AVENUE AIRPORT WEST VIC 3042

Indicative selling price

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

Single Price

or range
between

\$735,000

&

\$785,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Airport West

Period-from

01 Aug 2023

to

31 Jul 2024

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

55 MATTHEWS AVENUE AIRPORT WEST VIC 3042	\$745,000	20-Jul-24
8 LAURENCE AVENUE AIRPORT WEST VIC 3042	\$760,000	06-Feb-24

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: 03 August 2024



**55 MATTHEWS AVENUE AIRPORT
WEST VIC 3042**

Sold Price

^{RS}

\$745,000

Sold Date

20-Jul-24



3



2



1

Distance

0.68km



**8 LAURENCE AVENUE AIRPORT
WEST VIC 3042**

Sold Price

\$760,000

Sold Date

06-Feb-24



3



1



2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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