

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

1/7 Roberts Road, Airport West Vic 3042

Indicative selling price

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

Range between \$690,000

&

\$748,000

Median sale price

Median price \$690,000

Property Type Unit

Suburb Airport West

Period - From 01/07/2022

to

30/06/2023

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	2/31 Clydesdale Rd AIRPORT WEST 3042	\$765,000	20/09/2023
2	2/16 Bowes Av AIRPORT WEST 3042	\$725,000	12/05/2023
3	3/31 Clydesdale Rd AIRPORT WEST 3042	\$720,000	26/05/2023

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:

13/10/2023 10:10



3 1 1

Property Type: Unit

Agent Comments

Comparable Properties



2/31 Clydesdale Rd AIRPORT WEST 3042 (REI) **Agent Comments**

3 2 2

Price: \$765,000

Method: Private Sale

Date: 20/09/2023

Property Type: Townhouse (Single)



2/16 Bowes Av AIRPORT WEST 3042 (VG) **Agent Comments**

2 - -

Price: \$725,000

Method: Sale

Date: 12/05/2023

Property Type: Flat/Unit/Apartment (Res)



3/31 Clydesdale Rd AIRPORT WEST 3042 (REI/VG) **Agent Comments**

2 2 1

Price: \$720,000

Method: Sold Before Auction

Date: 26/05/2023

Rooms: 3

Property Type: Townhouse (Res)

Land Size: 108 sqm approx