

# 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 67 Victory Road, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### Median sale price

Median price \$901,500 Property Type House Suburb Airport West

Period - From 01/07/2024 to 30/09/2024 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	100a Marshall Rd AIRPORT WEST 3042	\$1,150,000	22/10/2024
2	37 Laurence Av AIRPORT WEST 3042	\$1,160,000	29/05/2024
3			

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: 20/11/2024 09:18

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 3  1  3

**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 613 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
September quarter 2024: \$901,500

## Comparable Properties

100a Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments

 3  2  1

**Price:** \$1,150,000  
**Method:**  
**Date:** 22/10/2024  
**Property Type:** House



37 Laurence Av AIRPORT WEST 3042 (REI)

Agent Comments

 4  3  2

**Price:** \$1,160,000  
**Method:** Private Sale  
**Date:** 29/05/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 275 sqm approx

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.

Account - Whitefox Real Estate | P: 96459699



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