

# 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

32 Kingsley 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 \$900,000

&

\$990,000

### Median sale price

Median price \$950,000

Property Type House

Suburb Airport West

Period - From 01/10/2020

to

30/09/2021

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	239 Parer Rd AIRPORT WEST 3042	\$1,046,000	30/09/2021
2	21 Hilbert Rd AIRPORT WEST 3042	\$1,000,000	06/10/2021
3	27 Etzel St AIRPORT WEST 3042	\$990,000	10/07/2021

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:

29/10/2021 12:43



**Property Type:**

Agent Comments

## Comparable Properties



**239 Parer Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$1,046,000

**Method:** Auction Sale

**Date:** 30/09/2021

**Property Type:** House (Res)

**Land Size:** 546 sqm approx



**21 Hilbert Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$1,000,000

**Method:** Sold Before Auction

**Date:** 06/10/2021

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**27 Etzel St AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$990,000

**Method:** Sold Before Auction

**Date:** 10/07/2021

**Property Type:** House (Res)

**Land Size:** 608 sqm approx