Airport West
Real Estate
Mark Marazita
03 93353334
mark@apwre.com.au

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	73 Kingsley Road, Airport West Vic 3042

Indicative selling price

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

Range between $650,000 & $700,000

Median sale price

Median price $870,000 House X ~~Unit~~ Suburb Airport West

Period - From 01/07/2017 to 30/09/2017 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	18 Glenys Av AIRPORT WEST 3042	$790,000	07/10/2017
2	25 Glenys Av AIRPORT WEST 3042	$730,000	21/10/2017
3	163 Halsey Rd AIRPORT WEST 3042	$650,000	27/05/2017

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.~~

REIV propertydata.com.au

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.

73 Kingsley Road, Airport West Vic 3042

Airport West Real Estate
Mark Marazita
03 93353334
mark@apwre.com.au

3 1 1

Rooms:
Property Type: Apartment
Land Size: 404 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $700,000
Median House Price
September quarter 2017: $870,000

Comparable Properties

18 Glenys Av AIRPORT WEST 3042 (REI)

3 1 1

Price: $790,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments

25 Glenys Av AIRPORT WEST 3042 (REI)

3 1 1

Price: $730,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments

163 Halsey Rd AIRPORT WEST 3042 (REI/VG)

2 1 3

Price: $650,000
Method: Auction Sale
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 377 sqm approx

Agent Comments

REIV propertydata.com.au

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.