

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**38 YORK STREET, AIRPORT WEST, VIC**

4 2 2

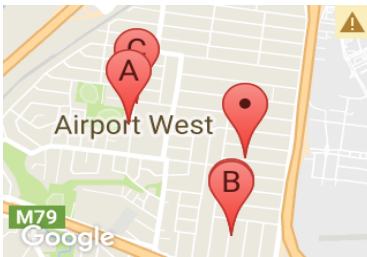
**Indicative Selling Price**

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

**Single Price: \$1,070,000**

Provided by: Teresa Soliman, Pennisi Real Estate

## MEDIAN SALE PRICE



**AIRPORT WEST, VIC, 3042**

**Suburb Median Sale Price (House)**

**\$845,000**

01 April 2017 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**41 CLYDESDALE RD, AIRPORT WEST, VIC 3042**

4 1 2

**Sale Price**

**\*\$1,170,000**

Sale Date: 29/06/2017

Distance from Property: 793m



**44 WALTERS AVE, AIRPORT WEST, VIC 3042**

3 1 1

**Sale Price**

**Price Withheld**

Sale Date: 03/07/2017

Distance from Property: 565m



**72 CLYDESDALE RD, AIRPORT WEST, VIC 3042**

3 1 1

**Sale Price**

**\*\$1,250,000**

Sale Date: 03/06/2017

Distance from Property: 806m



This report has been compiled on 29/08/2017 by Pennisi Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**46 WALTERS AVE, AIRPORT WEST, VIC 3042**

 **2**  **1**  **1**

**Sale Price**

**\*\$1,050,000**

Sale Date: 03/07/2017

Distance from Property: 550m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

38 YORK STREET, 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)

Single Price:

\$1,070,000

Median sale price

Median price

\$845,000

House

X

Unit


Suburb

AIRPORT WEST

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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 |
|--|----------------|--------------|
| 41 CLYDESDALE RD, AIRPORT WEST, VIC 3042 | *\$1,170,000   | 29/06/2017   |
| 44 WALTERS AVE, AIRPORT WEST, VIC 3042   | Price Withheld | 03/07/2017   |
| 72 CLYDESDALE RD, AIRPORT WEST, VIC 3042 | *\$1,250,000   | 03/06/2017   |
| 46 WALTERS AVE, AIRPORT WEST, VIC 3042   | *\$1,050,000   | 03/07/2017   |