

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

28 Walters Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$970,000

&

\$1,050,000

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	78 Hawker St AIRPORT WEST 3042	\$1,064,000	09/09/2017
2	11 Grange Rd AIRPORT WEST 3042	\$976,500	26/08/2017
3	9 South Rd AIRPORT WEST 3042	\$961,000	01/07/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$970,000 - \$1,050,000
Median House Price
September quarter 2017: \$870,000

Comparable Properties



78 Hawker St AIRPORT WEST 3042 (REI)

Agent Comments

3 1 1

Price: \$1,064,000
Method: Auction Sale
Date: 09/09/2017
Rooms: 5
Property Type: House (Res)
Land Size: 767 sqm approx



11 Grange Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 1 1

Price: \$976,500
Method: Auction Sale
Date: 26/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx



9 South Rd AIRPORT WEST 3042 (REI)

Agent Comments

3 1 2

Price: \$961,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 717 sqm approx