

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

2/23 Grange Road Airport West VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,500

Property type

Unit

Suburb

Airport West

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

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 6 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

3/23 Grange Road Airport West VIC 3042	\$715,000	31-Jul-21
2/13 Grange Road Airport West VIC 3042	\$738,000	04-Oct-21
4/34 Clydesdale Road Airport West VIC 3042	\$735,000	20-Nov-21

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 6 months.~~

This Statement of Information was prepared on: 27 November 2021

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3/23 Grange Road Airport West VIC 3042

Sold Price

\$715,000

Sold Date

31-Jul-21

3

1

1

Distance

0.01km



2/13 Grange Road Airport West VIC 3042

Sold Price

\$738,000

Sold Date

04-Oct-21

3

2

2

Distance

0.08km



4/34 Clydesdale Road Airport West VIC 3042

Sold Price

^{RS} **\$735,000**

Sold Date

20-Nov-21

3

2

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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