

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

6/19-21 Matthews Avenue, Airport West Vic 3042

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$579,000

Median sale price

Median price \$676,500

House

Unit

X

Suburb

Airport West

Period - From 01/04/2018

to

30/06/2018

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	2/35 Green St AIRPORT WEST 3042	\$587,000	18/08/2018
2	2/7 Roberts Rd AIRPORT WEST 3042	\$583,500	19/05/2018
3	4/9 West Ct AIRPORT WEST 3042	\$555,000	10/03/2018

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
\$579,000
Median Unit Price
June quarter 2018: \$676,500

Comparable Properties



2/35 Green St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$587,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Unit



2/7 Roberts Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$583,500
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: Unit
Land Size: 169 sqm approx



4/9 West Ct AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$555,000
Method: Auction Sale
Date: 10/03/2018
Rooms: 3
Property Type: Townhouse (Res)