

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

1/25 Clydesdale 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

\$770,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$960,000

Property type

House

Suburb

Airport West

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/57 McIntosh Street Airport West VIC 3042	\$796,000	16-Oct-21
2/89 Bowes Avenue Airport West VIC 3042	\$852,000	09-Oct-21
3/57 McIntosh Street Airport West VIC 3042	\$803,000	09-Dec-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: 25 February 2022

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**1/57 McIntosh Street Airport West
VIC 3042**

 3  2  1

Sold Price

\$796,000

Sold Date

16-Oct-21

Distance

0.77km



**2/89 Bowes Avenue Airport West
VIC 3042**

 3  2  2

Sold Price

\$852,000

Sold Date

09-Oct-21

Distance

0.63km



**3/57 McIntosh Street Airport West
VIC 3042**

 3  2  2

Sold Price

\$803,000

Sold Date

09-Dec-21

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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