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

54 Walters Avenue, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	en \$580,000		&		\$630,000					
Median sale price										
Median price	\$700,000	Pro	operty Type	Unit			Suburb	Airport West		
Period - From	01/04/2022	to	31/03/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Kendale St AIRPORT WEST 3042	\$645,000	23/02/2023
2	22a South Rd AIRPORT WEST 3042	\$635,000	03/06/2023
3	6/27 Dudley St ESSENDON NORTH 3041	\$595,000	19/01/2023

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.

This Statement of Information was prepared on:

03/07/2023 11:52









Property Type: Townhouse (Single) Land Size: 138 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$630,000 Median Unit Price Year ending March 2023: \$700,000

Comparable Properties

8 Kendale St AIRPORT WEST 3042 (REI/VG) 2 1 1 1 Price: \$645,000 Method: Private Sale Date: 23/02/2023 Rooms: 3 Property Type: Townhouse (Res) Land Size: 166 sqm approx	Agent Comments
22a South Rd AIRPORT WEST 3042 (REI) 2 1 1 1 Price: \$635,000 Method: Auction Sale Date: 03/06/2023 Rooms: 3 Property Type: Townhouse (Res) Land Size: 144 sqm approx	Agent Comments
6/27 Dudley St ESSENDON NORTH 3041 (REI/VG) 2 1 1 1 Price: \$595,000 Method: Private Sale Date: 19/01/2023 Property Type: Townhouse (Single)	Agent Comments

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