

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$630,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Airport West

Period - From 01/04/2022 to 31/03/2023 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	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



2 1 2

**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)**

**Agent Comments**

2 1 1

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 23/02/2023  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 166 sqm approx



**22a South Rd AIRPORT WEST 3042 (REI)**

**Agent Comments**

2 1 1

**Price:** \$635,000  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Rooms:** 3  
**Property Type:** Townhouse (Res)  
**Land Size:** 144 sqm approx



**6/27 Dudley St ESSENDON NORTH 3041 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 19/01/2023  
**Property Type:** Townhouse (Single)

**Account - Jellis Craig** | P: 03 9499 7992 | F: 03 9499 7996