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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Propert <sup>o</sup>	y offered	for s	ale
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Address	70 Victory Road, Airport West Vic 3042
Including suburb and	
postcode	

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$720,000

#### Median sale price

Median price	\$662,000	Hou	se	Unit	Х	Subu	Airport West
Period - From	01/10/2018	to	31/12/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	143 Halsey Rd AIRPORT WEST 3042	\$790,000	22/11/2018
2	27 Bedford St AIRPORT WEST 3042	\$780,000	22/11/2018

#### OR

3

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.

**Account** - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335





56 Etzel St AIRPORT WEST 3042

\$770,000

18/12/2018

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**Indicative Selling Price** \$720,000 **Median Unit Price** December quarter 2018: \$662,000





# Comparable Properties



143 Halsey Rd AIRPORT WEST 3042 (REI)





Price: \$790,000

Method: Sold Before Auction

Date: 22/11/2018

Property Type: House (Res) Land Size: 613 sqm approx

27 Bedford St AIRPORT WEST 3042 (REI/VG)

**1** 3





Price: \$780.000

Method: Sold Before Auction

Date: 22/11/2018

Rooms: -

Property Type: House (Res) Land Size: 590 sqm approx

56 Etzel St AIRPORT WEST 3042 (REI)



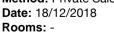




Price: \$770,000 Method: Private Sale

Property Type: House





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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**Agent Comments** 

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