

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 70 Victory Road, Airport West Vic 3042

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 House Unit X Suburb 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.

	Address 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
3	56 Etzel St AIRPORT WEST 3042	\$770,000	18/12/2018

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

Comparable Properties



143 Halsey Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$790,000
Method: Sold Before Auction
Date: 22/11/2018
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx



27 Bedford St AIRPORT WEST 3042 (REI/VG)

Agent Comments



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)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 18/12/2018
Rooms: -
Property Type: House