Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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142 HALSEY ROAD AIRPORT WEST VIC 3042						
e see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	s applicable)
		or range \$1,050,		000	&	\$1,150,000
plicable)						
\$947,500	Property type Ho		House	House		Airport West
01 Mar 2023	to	o 29 Feb 2024 So		ource	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						
	e see consumer.vicesplicable) \$947,500 01 Mar 2023 cales (*Delete Approperties sold with the representative sold with the sold with the sepresentative sold wi	e see consumer.vic.gov.ate pplicable) \$947,500 Prop 01 Mar 2023 to cales (*Delete A or B is properties sold within two-nt's representative considerations)	e see consumer.vic.gov.au/underquoting (* or range between pplicable) \$947,500 Property type 01 Mar 2023 to 29 Feb 2024 cales (*Delete A or B below as apple properties sold within two kilometres of the oft's representative considers to be most consideration.	e see consumer.vic.gov.au/underquoting (*Delete single or range between \$1,050,000) splicable) \$947,500 Property type House 01 Mar 2023 to 29 Feb 2024 Sociales (*Delete A or B below as applicable) properties sold within two kilometres of the property for the representative considers to be most comparable to	e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$1,050,000 pplicable) \$947,500 Property type House 01 Mar 2023 to 29 Feb 2024 Source cales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the property to the	e see consumer.vic.gov.au/underquoting (*Delete single price or range as or range between \$1,050,000 & splicable) Property type House Suburb O1 Mar 2023 to 29 Feb 2024 Source sales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6-nt's representative considers to be most comparable to the property for sale

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: 27 March 2024



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