

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

31 LAURENCE AVENUE AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$955,000

Property type

House

Suburb

Airport West

Period-from

01 Aug 2023

to

31 Jul 2024

Source

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

26 CLYDESDALE ROAD AIRPORT WEST VIC 3042

\$1,050,000

18-May-24

44 GRANGE ROAD AIRPORT WEST VIC 3042

\$1,348,000

06-Apr-24

23 LAURENCE AVENUE AIRPORT WEST VIC 3042

\$1,330,000

20-Mar-24

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 6 months.

This Statement of Information was prepared on: 06 August 2024



26 CLYDESDALE ROAD AIRPORT WEST VIC 3042

Sold Price

\$1,050,000

Sold Date

18-May-24



4



2



1

Distance

0.27km



44 GRANGE ROAD AIRPORT WEST VIC 3042

Sold Price

\$1,348,000

Sold Date

06-Apr-24



4



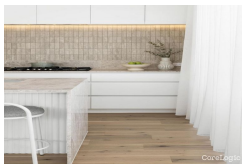
2



2

Distance

0.6km



23 LAURENCE AVENUE AIRPORT WEST VIC 3042

Sold Price

^{RS}

\$1,330,000

Sold Date

20-Mar-24



4



2



1

Distance

0.07km

RS = Recent sale

UN = Undisclosed Sale

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