

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

3/73 Victory Road 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$636,000

Property type

Unit

Suburb

Airport West

Period-from

01 Nov 2020

to

31 Oct 2021

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

| | | |
|--|-----------|-----------|
| 72A Halsey Road Airport West VIC 3042 | \$580,000 | 25-Sep-21 |
| 3/75 Parer Road Airport West VIC 3042 | \$615,000 | 10-Jun-21 |
| 4/98 McNamara Avenue Airport West VIC 3042 | \$520,000 | 20-Jul-21 |

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: 12 November 2021



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72A Halsey Road Airport West VIC 3042 Sold Price **\$580,000** Sold Date **25-Sep-21**
Distance **0.03km**

2 1 1



3/75 Parer Road Airport West VIC 3042 Sold Price **\$615,000** Sold Date **10-Jun-21**
Distance **0.22km**

2 1 1



4/98 McNamara Avenue Airport West VIC 3042 Sold Price **\$520,000** Sold Date **20-Jul-21**
Distance **0.28km**

2 1 1



1/32 Roberts Road Airport West VIC 3042 Sold Price ^{RS} **\$580,000** Sold Date **20-Oct-21**
Distance **0.93km**

2 1 1

RS = Recent sale UN = Undisclosed Sale

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