

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

4/98 McNamara 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

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Airport West

Period-from

01 May 2020

to

30 Apr 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

3/73 Hawker Street Airport West VIC 3042	\$575,000	11-Mar-21
2/48 McIntosh Street Airport West VIC 3042	\$621,000	28-Nov-20
68B King Street Airport West VIC 3042	\$572,000	12-Dec-20

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.~~

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3/73 Hawker Street Airport West VIC 3042

2 1 1

Sold Price

^{RS} **\$575,000**

Sold Date

11-Mar-21

Distance

0.27km



2/48 McIntosh Street Airport West VIC 3042

2 2 1

Sold Price

\$621,000

Sold Date

28-Nov-20

Distance

0.3km



68B King Street Airport West VIC 3042

2 2 1

Sold Price

\$572,000

Sold Date

12-Dec-20

Distance

0.31km



2/99 McNamara Avenue Airport West VIC 3042

2 1 1

Sold Price

^{RS} -

Sold Date

22-May-21

Distance

0.36km



3/93 McNamara Avenue Airport West VIC 3042

2 1 1

Sold Price

\$492,000

Sold Date

17-Dec-20

Distance

0.43km



1/53 Moore Road Airport West VIC 3042

2 1 1

Sold Price

\$615,000

Sold Date

06-Feb-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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