

## 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	89 Mcintosh Street, Airport West Vic 3042
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$650,000	&	\$680,000
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#### Median sale price

Median price	\$670,000	House		Unit	X	Suburb	Airport West
Period - From	01/10/2016	to	30/09/2017	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	64 Bedford St AIRPORT WEST 3042	\$710,000	14/12/2017
2	3/31 Creswell Av AIRPORT WEST 3042	\$689,000	08/12/2017
3	50a Grange Rd AIRPORT WEST 3042	\$650,000	02/12/2017

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.



 3    2    2

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 260 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$650,000 - \$680,000  
**Median Unit Price**  
Year ending September 2017: \$670,000

## Comparable Properties



64 Bedford St AIRPORT WEST 3042 (REI)

**Agent Comments**

 3    2    2

**Price:** \$710,000  
**Method:** Sold Before Auction  
**Date:** 14/12/2017  
**Rooms:** 6  
**Property Type:** House (Res)



3/31 Creswell Av AIRPORT WEST 3042 (REI)

**Agent Comments**

 3    2    1

**Price:** \$689,000  
**Method:** Private Sale  
**Date:** 08/12/2017  
**Rooms:** 4  
**Property Type:** Unit



50a Grange Rd AIRPORT WEST 3042 (REI)

**Agent Comments**

 2    2    1

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 3  
**Property Type:** Unit