

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

34 North Street, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$830,000

&

\$850,000

Median sale price

Median price \$912,250

House

X

Unit

Suburb Airport West

Period - From 01/10/2017

to 31/12/2017

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	5 Overs St AIRPORT WEST 3042	\$895,000	23/02/2018
2	45 Hillside Gr AIRPORT WEST 3042	\$888,000	06/03/2018
3	122 Parer Rd AIRPORT WEST 3042	\$815,000	16/12/2017

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.



Rooms:
Property Type: House
Land Size: 626.642 sqm approx
Agent Comments

Indicative Selling Price
\$830,000 - \$850,000
Median House Price
December quarter 2017: \$912,250

Comparable Properties



5 Overs St AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$895,000
Method: Private Sale
Date: 23/02/2018
Rooms: 5
Property Type: House (Res)
Land Size: 653 sqm approx



45 Hillside Gr AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$888,000
Method: Private Sale
Date: 06/03/2018
Rooms: -
Property Type: House (Res)



122 Parer Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 16/12/2017
Rooms: 7
Property Type: House (Res)
Land Size: 613 sqm approx