

# 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

2/95 Marshall Road, Airport West Vic 3042

### Indicative selling price

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

Range between \$590,000 & \$610,000

### Median sale price

Median price \$655,000 Property Type Unit Suburb Airport West

Period - From 01/01/2019 to 31/12/2019 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	3/184 Parer Rd AIRPORT WEST 3042	\$630,000	16/10/2019
2	1/18 Moorna Dr AIRPORT WEST 3042	\$587,500	16/11/2019
3	1/20 Moorna Dr AIRPORT WEST 3042	\$587,500	16/11/2019

**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.~~

This Statement of Information was prepared on:

24/03/2020 12:40



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$590,000 - \$610,000  
**Median Unit Price**  
Year ending December 2019: \$655,000

## Comparable Properties

3/184 Parer Rd AIRPORT WEST 3042 (VG)

Agent Comments



**Price:** \$630,000  
**Method:** Sale  
**Date:** 16/10/2019  
**Property Type:** Flat/Unit/Apartment (Res)

1/18 Moorna Dr AIRPORT WEST 3042 (VG)

Agent Comments



**Price:** \$587,500  
**Method:** Sale  
**Date:** 16/11/2019  
**Property Type:** Flat/Unit/Apartment (Res)



1/20 Moorna Dr AIRPORT WEST 3042 (REI)

Agent Comments



**Price:** \$587,500  
**Method:** Auction Sale  
**Date:** 16/11/2019  
**Property Type:** Townhouse (Res)