

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

24 Coniston Avenue, Airport West Vic 3042

Indicative selling price

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

Single price \$960,000

Median sale price

Median price \$850,500

Property Type House

Suburb Airport West

Period - From 01/10/2019

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	44 Elstone Av AIRPORT WEST 3042	\$991,000	29/02/2020
2	22 Creswell Av AIRPORT WEST 3042	\$982,500	26/10/2019
3	15 Hart St AIRPORT WEST 3042	\$950,500	22/02/2020

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:

18/04/2020 10:55



Property Type:

Agent Comments

Comparable Properties



44 Elstone Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$991,000

Method: Auction Sale

Date: 29/02/2020

Property Type: House (Res)

Land Size: 702 sqm approx



22 Creswell Av AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$982,500

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

Land Size: 697 sqm approx



15 Hart St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$950,500

Method: Private Sale

Date: 22/02/2020

Property Type: House

Land Size: 697 sqm approx