

# 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

106 Bowes Avenue, 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 \$850,000 & \$880,000

### Median sale price

Median price \$839,500 Property Type House Suburb Airport West

Period - From 01/01/2020 to 31/03/2020 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	15 Hart St AIRPORT WEST 3042	\$950,500	22/02/2020
2	50 Walters Av AIRPORT WEST 3042	\$950,000	20/06/2020
3	104 Bowes Av AIRPORT WEST 3042	\$915,000	29/02/2020

**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:

10/07/2020 11:03



**Property Type:**

Agent Comments

## Comparable Properties



**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



**50 Walters Av AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$950,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**104 Bowes Av AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$915,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 724 sqm approx