

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

13 Laurence Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$840,000 Property Type House Suburb Airport West

Period - From 01/10/2019 to 30/09/2020 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	50 Walters Av AIRPORT WEST 3042	\$950,000	20/06/2020
2	24 Coniston Av AIRPORT WEST 3042	\$915,000	30/04/2020
3	135 Halsey Rd AIRPORT WEST 3042	\$809,500	25/06/2020

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:

12/10/2020 12:25



Property Type: Land (Res)

Land Size: 658.72 sqm approx

Agent Comments

Comparable Properties



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

24 Coniston Av AIRPORT WEST 3042 (VG)

Agent Comments



Price: \$915,000

Method: Sale

Date: 30/04/2020

Property Type: House (Res)

Land Size: 696 sqm approx



135 Halsey Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$809,500

Method: Sold Before Auction

Date: 25/06/2020

Property Type: House (Res)

Land Size: 608 sqm approx