

# 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

4/137 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 \$520,000 & \$540,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Airport West

Period - From 30/07/2019 to 29/07/2020 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	4/9 El Reno Cr AIRPORT WEST 3042	\$599,000	15/07/2020
2	1/35 York St AIRPORT WEST 3042	\$540,000	23/05/2020
3	2/76-80 Parer Rd AIRPORT WEST 3042	\$515,000	07/02/2020

**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:

30/07/2020 16:34



**Property Type:** House (Res)

**Land Size:** 68 sqm approx

Agent Comments

**Indicative Selling Price**

\$520,000 - \$540,000

**Median Unit Price**

30/07/2019 - 29/07/2020: \$630,000

## Comparable Properties



4/9 El Reno Cr AIRPORT WEST 3042 (REI)

Agent Comments



**Price:** \$599,000

**Method:** Private Sale

**Date:** 15/07/2020

**Rooms:** 5

**Property Type:** Townhouse (Single)

1/35 York St AIRPORT WEST 3042 (REI)

Agent Comments



**Price:** \$540,000

**Method:** Private Sale

**Date:** 23/05/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)



2/76-80 Parer Rd AIRPORT WEST 3042  
(REI/VG)

Agent Comments



**Price:** \$515,000

**Method:** Sold Before Auction

**Date:** 07/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 118 sqm approx