

# 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 3/68 El Reno Crescent, 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 \$475,000 & \$520,000

### Median sale price

Median price \$607,500 Property Type Unit Suburb Airport West

Period - From 01/07/2020 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	4/44 Walters Av AIRPORT WEST 3042	\$600,000	29/07/2020
2	2/18 Watt St AIRPORT WEST 3042	\$560,000	25/09/2020
3	12/16-20 Laurence Av AIRPORT WEST 3042	\$540,000	12/06/2020

**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: 09/11/2020 12:56



**Property Type:** Villa  
**Land Size:** 130 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$475,000 - \$520,000

**Median Unit Price**

September quarter 2020: \$607,500

## Comparable Properties



**4/44 Walters Av AIRPORT WEST 3042 (REI/VG)** Agent Comments



**Price:** \$600,000  
**Method:** Sold Before Auction  
**Date:** 29/07/2020  
**Property Type:** Townhouse (Single)  
**Land Size:** 147 sqm approx



**2/18 Watt St AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 25/09/2020  
**Rooms:** 3  
**Property Type:** Unit



**12/16-20 Laurence Av AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 12/06/2020  
**Rooms:** 3  
**Property Type:** Unit