

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

10 Elm Street, Airport West Vic 3042

Indicative selling price

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

Single price \$780,000

Median sale price

Median price \$662,000

Property Type Unit

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	132 Marshall Rd AIRPORT WEST 3042	\$785,000	02/11/2020
2	132a Marshall Rd AIRPORT WEST 3042	\$745,000	19/11/2020
3	10A Elm St AIRPORT WEST 3042		17/11/2020

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:

18/12/2020 09:44



Property Type: House (Res)

Land Size: 306 sqm approx

Agent Comments

Indicative Selling Price

\$780,000

Median Unit Price

Year ending September 2020: \$662,000

Comparable Properties



132 Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$785,000

Method: Private Sale

Date: 02/11/2020

Property Type: House



132a Marshall Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 19/11/2020

Property Type: House

10A Elm St AIRPORT WEST 3042 (REI)

Agent Comments



Price:

Method: Sold Before Auction

Date: 17/11/2020

Property Type: House (Res)