

# 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

8 West Court, 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 & \$870,000

### Median sale price

Median price \$830,000 Property Type House Suburb Airport West

Period - From 01/01/2020 to 31/12/2020 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	111 Moore Rd AIRPORT WEST 3042	\$895,000	24/02/2021
2	155 Halsey Rd AIRPORT WEST 3042	\$868,000	12/03/2021
3	18 Hilbert Rd AIRPORT WEST 3042	\$830,000	10/12/2020

**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:

24/03/2021 11:04



**Property Type:** House  
**Land Size:** 640.927 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$850,000 - \$870,000  
**Median House Price**  
Year ending December 2020: \$830,000

## Comparable Properties



111 Moore Rd AIRPORT WEST 3042 (REI)

**Agent Comments**



**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 24/02/2021  
**Property Type:** House (Res)  
**Land Size:** 673 sqm approx



155 Halsey Rd AIRPORT WEST 3042 (REI)

**Agent Comments**



**Price:** \$868,000  
**Method:** Private Sale  
**Date:** 12/03/2021  
**Property Type:** House  
**Land Size:** 613 sqm approx



18 Hilbert Rd AIRPORT WEST 3042 (REI/VG)

**Agent Comments**



**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 10/12/2020  
**Property Type:** House  
**Land Size:** 577 sqm approx