

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 66 El Reno Crescent, Airport West Vic 3042

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$835,000

Property Type House

Suburb Airport West

Period - From 01/10/2020

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	2 Myrtle Gr AIRPORT WEST 3042	\$1,000,000	13/03/2021
2	111 Moore Rd AIRPORT WEST 3042	\$895,000	24/02/2021
3	155 Halsey Rd AIRPORT WEST 3042	\$868,000	12/03/2021

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:

27/03/2021 14:35



Property Type:

Divorce/Estate/Family Transfers

Land Size: 516 sqm approx

Agent Comments

Indicative Selling Price

\$900,000

Median House Price

December quarter 2020: \$835,000

Comparable Properties



2 Myrtle Gr AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$1,000,000

Method: Auction Sale

Date: 13/03/2021

Rooms: 5

Property Type: House (Res)

Land Size: 582 sqm approx



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