

# 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

1 Trevalyan 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 \$870,000 & \$900,000

### 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	56 Hilbert Rd AIRPORT WEST 3042	\$950,000	06/02/2021
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 14:10



Property Type:

Agent Comments

Indicative Selling Price

\$870,000 - \$900,000

Median House Price

Year ending December 2020: \$830,000

## Comparable Properties



56 Hilbert Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$950,000

Method: Sold Before Auction

Date: 06/02/2021

Property Type: House (Res)

Land Size: 639 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