

# 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

104 Marshall Road, 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

&

\$920,000

### Median sale price

Median price

\$950,000

Property Type

House

Suburb

Airport West

Period - From

01/10/2020

to

30/09/2021

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	166 Parer Rd AIRPORT WEST 3042	\$965,000	23/11/2021
2	68 Victory Rd AIRPORT WEST 3042	\$955,000	22/07/2021
3	7 Chancellor Rd AIRPORT WEST 3042	\$917,500	05/12/2021

**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:

20/01/2022 15:42



**Property Type:**

Agent Comments

## Comparable Properties



**166 Parer Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$965,000

**Method:** Private Sale

**Date:** 23/11/2021

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**68 Victory Rd AIRPORT WEST 3042 (VG)**

Agent Comments



**Price:** \$955,000

**Method:** Sale

**Date:** 22/07/2021

**Property Type:** House (Res)

**Land Size:** 613 sqm approx

**7 Chancellor Rd AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$917,500

**Method:** Sold After Auction

**Date:** 05/12/2021

**Property Type:** House (Res)

**Land Size:** 533 sqm approx