## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$850,000		&		\$920,000			
Median sale p	rice							
Median price	\$950,000	Pro	operty Type	Hou	se		Suburb	Airport West
Period - From	01/10/2020	to	30/09/2021		So	ource	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.

Add	dress 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



104 Marshall Road, Airport West Vic 3042



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15.2 40.2 LLROAD 15.3 apTiler © OpenStreetMap contributors



**Property Type:** Agent Comments

**Indicative Selling Price** \$850,000 - \$920,000 Median House Price Year ending September 2021: \$950,000

# Comparable Properties



166 Parer Rd AIRPORT WEST 3042 (REI)



Price: \$965,000 Method: Private Sale Date: 23/11/2021 Rooms: 5 Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments

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)

2 2

Agent Comments



Price: \$917,500 Method: Sold After Auction Date: 05/12/2021 Property Type: House (Res) Land Size: 533 sqm approx

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335



propertydata

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