

# 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

39 York Street, 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 \$950,000 & \$1,000,000

### Median sale price

Median price \$930,000 Property Type House Suburb Airport West

Period - From 01/01/2022 to 31/03/2022 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	8 Kitson Cr AIRPORT WEST 3042	\$1,050,000	06/02/2022
2	237 Parer Rd AIRPORT WEST 3042	\$985,000	13/04/2022
3	4 Parkview St AIRPORT WEST 3042	\$960,000	06/04/2022

**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:

03/05/2022 17:09



**Property Type:**

Agent Comments

## Comparable Properties



**8 Kitson Cr AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$1,050,000

**Method:** Sold After Auction

**Date:** 06/02/2022

**Property Type:** House (Res)

**Land Size:** 703 sqm approx



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

Agent Comments



**Price:** \$985,000

**Method:** Sold Before Auction

**Date:** 13/04/2022

**Property Type:** House (Res)



**4 Parkview St AIRPORT WEST 3042 (REI)**

Agent Comments



**Price:** \$960,000

**Method:** Private Sale

**Date:** 06/04/2022

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 533 sqm approx