

# 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

1/119 Mcnamara Avenue, 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 \$590,000 & \$630,000

### Median sale price

Median price \$670,000 Property Type Unit Suburb Airport West

Period - From 01/04/2023 to 31/03/2024 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	3/82 Mcintosh St AIRPORT WEST 3042	\$640,000	27/04/2024
2	2/70 Mcintosh St AIRPORT WEST 3042	\$595,500	20/02/2024
3	4/40 Mcnamara Av AIRPORT WEST 3042	\$575,000	11/01/2024

**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:

01/05/2024 09:24



**Property Type:** Unit

**Agent Comments**

Brick style, street frontage unit offering 2 bedrooms, 1 bathroom plus second toilet and secure lock up garage.

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

Year ending March 2024: \$670,000

## Comparable Properties



**3/82 McIntosh St AIRPORT WEST 3042 (REI)**



**Price:** \$640,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** Townhouse (Res)

**Agent Comments**

Offers similar accommodation - 2 bed, 1 bath with second toilet, 1 car garage. Inferior due to lack of street frontage. Superior due to modern finishes throughout.



**2/70 McIntosh St AIRPORT WEST 3042 (REI/VG)**



**Price:** \$595,500

**Method:** Private Sale

**Date:** 20/02/2024

**Property Type:** Townhouse (Single)

**Agent Comments**

Similar style 2 bedroom, 1 bathroom, 1 car, brick style property. Inferior due to lack of street frontage



**4/40 Mcnamara Av AIRPORT WEST 3042 (REI/VG)**



**Price:** \$575,000

**Method:** Private Sale

**Date:** 11/01/2024

**Rooms:** 3

**Property Type:** Unit

**Agent Comments**

Similar location. Offers similar accommodation. Inferior due to lack of street frontage and lack of second toilet.