

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

1/56 Creswell Avenue, Airport West Vic 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	43 Creswell Av AIRPORT WEST 3042	\$915,000	18/11/2023
2	101a Victory Rd AIRPORT WEST 3042	\$867,500	09/12/2023
3	54 North St AIRPORT WEST 3042	\$832,000	04/10/2023

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:

23/01/2024 15:13



 3  2  1

Property Type: Townhouse

Agent Comments

Three bedroom townhouse

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

Year ending December 2023: \$670,000

Comparable Properties



43 Creswell Av AIRPORT WEST 3042 (REI)

 3  2  2

Price: \$915,000

Method: Auction Sale

Date: 18/11/2023

Property Type: House (Res)

Agent Comments

Superior as it is single level and appeals to downsizers.



101a Victory Rd AIRPORT WEST 3042 (REI)

 3  2  2

Price: \$867,500

Method: Auction Sale

Date: 09/12/2023

Property Type: House (Res)

Agent Comments

Superior as it is single level and appeals to downsizers.



54 North St AIRPORT WEST 3042 (REI/VG)

 3  2  1

Price: \$832,000

Method: Private Sale

Date: 04/10/2023

Property Type: Townhouse (Single)

Land Size: 163 sqm approx

Agent Comments

Superior as it is newer but inferior as it is not as good of a location.