

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

153 Marshall Road, Airport West Vic 3042

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$690,000

Property Type

Unit

Suburb

Airport West

Period - From

01/07/2022

to

30/06/2023

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	17 Patrick Ct AIRPORT WEST 3042	\$757,500	20/05/2023
2	1/62 Clydesdale Rd AIRPORT WEST 3042	\$750,000	27/05/2023
3	1/35 Hart St AIRPORT WEST 3042	\$725,000	22/04/2023

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:

17/08/2023 17:11

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Indicative Selling Price
\$750,000

Median Unit Price
Year ending June 2023: \$690,000



Property Type: House (Res)

Land Size: 410 sqm approx

Agent Comments

Comparable Properties



17 Patrick Ct AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$757,500

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 227 sqm approx



1/62 Clydesdale Rd AIRPORT WEST 3042 (REI) Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 27/05/2023

Rooms: 4

Property Type: Townhouse (Res)



1/35 Hart St AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$725,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 213 sqm approx