

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

2/9 WEST COURT AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Airport West

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

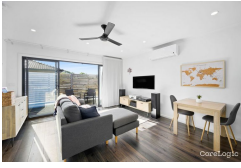
Date of sale

3/98 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$530,000	02-Aug-23
2/80 HAWKER STREET AIRPORT WEST VIC 3042	\$575,000	22-Nov-23
2/122 BOWES AVENUE AIRPORT WEST VIC 3042	\$587,500	14-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 24 January 2024



**3/98 MCNAMARA AVENUE
AIRPORT WEST VIC 3042**

 2  1  1

Sold Price **\$530,000** Sold Date **02-Aug-23**

Distance **0.91km**



**2/80 HAWKER STREET AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price ^{RS} **\$575,000** Sold Date **22-Nov-23**

Distance **0.95km**



**2/122 BOWES AVENUE AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price ^{RS} **\$587,500** Sold Date **14-Dec-23**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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