

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

23a Watt Street, Airport West Vic 3042

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$960,000 Property Type House Suburb Airport West

Period - From 01/10/2023 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	44 Bedford St AIRPORT WEST 3042	\$975,000	28/10/2023
2	10b South Rd AIRPORT WEST 3042	\$920,000	18/08/2023
3	30 Moushall Av NIDDRIE 3042	\$905,000	12/08/2023

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:

30/01/2024 16:39



 3  2  3

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$880,000 - \$950,000

Median House Price

December quarter 2023: \$960,000

Comparable Properties



44 Bedford St AIRPORT WEST 3042 (REI)

Agent Comments

 3  2  1

Price: \$975,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

Land Size: 296 sqm approx



10b South Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments

 3  2  2

Price: \$920,000

Method: Private Sale

Date: 18/08/2023

Property Type: House

Land Size: 164 sqm approx



30 Moushall Av NIDDRIE 3042 (REI/VG)

Agent Comments

 3  2  1

Price: \$905,000

Method: Private Sale

Date: 12/08/2023

Property Type: House

Land Size: 195 sqm approx

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