

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

3/106 BOWES AVENUE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$947,500

Property type

House

Suburb

Airport West

Period-from

01 Mar 2023

to

29 Feb 2024

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

2/6 KITSON CRESCENT AIRPORT WEST VIC 3042	\$800,000	22-Jun-23
1/24 HART STREET AIRPORT WEST VIC 3042	\$810,000	25-Jun-23
48A FRASER STREET AIRPORT WEST VIC 3042	\$820,000	09-Sep-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: 14 March 2024

**2/6 KITSON CRESCENT AIRPORT WEST VIC 3042**

3 2 1

Sold Price

\$800,000

Sold Date

22-Jun-23

Distance

0.51km**1/24 HART STREET AIRPORT WEST VIC 3042**

3 2 1

Sold Price

\$810,000

Sold Date

25-Jun-23

Distance

0.43km**48A FRASER STREET AIRPORT WEST VIC 3042**

3 2 1

Sold Price

\$820,000

Sold Date

09-Sep-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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