

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

3/59 PARER ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Airport West

Period-from

01 Jun 2023

to

31 May 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

311/8 WEBB ROAD AIRPORT WEST VIC 3042	\$410,000	29-Feb-24
6/59 PARER ROAD AIRPORT WEST VIC 3042	\$450,000	17-Apr-24
304/8 WEBB ROAD AIRPORT WEST VIC 3042	\$425,000	15-Jan-24

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 June 2024



311/8 WEBB ROAD AIRPORT WEST VIC 3042 Sold Price

\$410,000 Sold Date **29-Feb-24**

2 1 1

Distance **0.68km**



6/59 PARER ROAD AIRPORT WEST VIC 3042 Sold Price

\$450,000 Sold Date **17-Apr-24**

2 1 1

Distance **0.02km**



304/8 WEBB ROAD AIRPORT WEST VIC 3042

Sold Price

\$425,000 Sold Date **15-Jan-24**

2 1 1

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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