

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 3/80 Mcintosh Street, Airport West Vic 3042

Indicative selling price

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Airport West

Period - From 01/01/2024 to 31/03/2024 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	3/82 Mcintosh St AIRPORT WEST 3042	\$640,000	27/04/2024
2	1/12 Treadwell Rd ESSENDON NORTH 3041	\$637,000	22/05/2024
3	2/9 West Ct AIRPORT WEST 3042	\$620,000	07/03/2024

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: 06/06/2024 15:14

3/80 Mcintosh Street, Airport West Vic 3042

**Jellis
Craig**

Alicia Vavassori
03 8378 0500
0420 422 191

alicia.vavassori@jellisrcraig.com.au



2 2 1

Property Type: Townhouse

Agent Comments

Modern style 2 bed, 2 bath townhouse with a single car garage

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

March quarter 2024: \$710,000

Comparable Properties



3/82 Mcintosh St AIRPORT WEST 3042 (REI)

2 1 1

Price: \$640,000

Method: Auction Sale

Date: 27/04/2024

Property Type: Townhouse (Res)

Agent Comments

Similar style 2 bed townhouse in a block of 4. Superior sized internal dining area and living area (open floorplan). Superior sized outdoor area. This block also had exceptionally low outgoing/insurance fees.



1/12 Treadwell Rd ESSENDON NORTH 3041 (REI)

2 2 1

Price: \$637,000

Method: Private Sale

Date: 22/05/2024

Property Type: Unit

Agent Comments

Similar style 2 bed, 2 bath townhouse with 1 car garage. Superior location - closer to Keilor Road and Mt Alexander Road with access to trams, shop, cafes and other amenities.



2/9 West Ct AIRPORT WEST 3042 (REI/VG)

2 2 1

Price: \$620,000

Method: Private Sale

Date: 07/03/2024

Property Type: Townhouse (Single)

Land Size: 106 sqm approx

Agent Comments

Similar, modern style 2 bed, 2 bath townhouse. Superior yard size.

Account - Jellis Craig | P: 03 8378 0500 | F: 03 8378 0555



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