

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 3/82 Mcintosh Street, Airport West Vic 3042

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$775,000 Property Type Townhouse Suburb Airport West

Period - From 16/02/2023 to 15/02/2024 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	2/122 Bowes Av AIRPORT WEST 3042	\$587,500	14/12/2023
2	4/40 Mcnamara Av AIRPORT WEST 3042	\$575,000	11/01/2024
3	2/80 Hawker St AIRPORT WEST 3042	\$575,000	17/11/2023

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: 16/02/2024 16:45



Property Type: Townhouse

Agent Comments

Townhouse on block of four. Extra powder room.

Comparable Properties



2/122 Bowes Av AIRPORT WEST 3042 (REI/VG)



Agent Comments

Superior with street frontage. Inferior as busier street.

Price: \$587,500

Method: Private Sale

Date: 14/12/2023

Property Type: Unit



4/40 Mcnamara Av AIRPORT WEST 3042 (REI)



Agent Comments

Superior in age and courtyard size. Inferior as smaller living area.

Price: \$575,000

Method: Private Sale

Date: 11/01/2024

Rooms: 3

Property Type: Unit



2/80 Hawker St AIRPORT WEST 3042 (VG)



Agent Comments

Superior as single level and larger courtyard. Inferior street and location.

Price: \$575,000

Method: Sale

Date: 17/11/2023

Property Type: Strata Unit/Flat