

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

47 Matthews Avenue, Airport West Vic 3042

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$770,000 Property Type Townhouse Suburb Airport West

Period - From 05/02/2023 to 04/02/2024 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	48A Fraser St AIRPORT WEST 3042	\$820,000	09/09/2023
2	1/2 Lock St AIRPORT WEST 3042	\$810,000	31/08/2023
3			

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:

05/02/2024 11:27



3 2 1

Property Type: Townhouse
Land Size: 342 sqm approx

Agent Comments

Well presented 3 bedroom plus study home, 2 bathrooms, open plan kitchen/meals/living with low maintenance yard and single lock up garage.

Indicative Selling Price

\$800,000 - \$850,000

Median Townhouse Price

05/02/2023 - 04/02/2024: \$770,000

Comparable Properties



48A Fraser St AIRPORT WEST 3042 (REI/VG)

3 2 1

Price: \$820,000
Method: Auction Sale
Date: 09/09/2023
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 207 sqm approx

Agent Comments

Newer home, inferior land size, comparable accommodation



1/2 Lock St AIRPORT WEST 3042 (REI/VG)

3 2 -

Price: \$810,000
Method: Private Sale
Date: 31/08/2023
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 290 sqm approx

Agent Comments

Superior location, inferior condition and accommodation

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.

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