

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

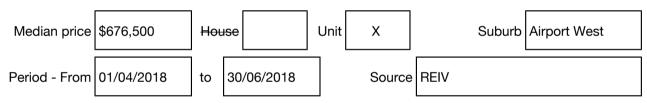
SS 3/62 King Street, Airport West Vic 3042 ad le

Indicative selling price

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

Range between	\$640,000	&	\$690,000	

Median sale price



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	1/37 Walters Av AIRPORT WEST 3042	\$750,000	05/05/2018
2	34a Newman St NIDDRIE 3042	\$715,000	26/02/2018
3	4/38-40 Highlands Av AIRPORT WEST 3042	\$595,000	16/06/2018

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.

Account - Red Dot Real Estate | P: 1300 660 280 | F: 03 9938 3899

propertydata

Generated: 20/07/2018 14:28

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





Rooms: 5 Property Type: Unit Agent Comments 1300660518 0411887518 ahanna@reddotrealestate.com.au

> Indicative Selling Price \$640,000 - \$690,000 Median Unit Price June quarter 2018: \$676,500

Comparable Properties

	1/37 Walters Av AIRPORT WEST 3042 (REI) 3 1 1 1 Price: \$750,000	Agent Comments
	Method: Private Sale Date: 05/05/2018 Rooms: 4 Property Type: Unit Land Size: 250 sqm approx	
	34a Newman St NIDDRIE 3042 (REI/VG) 3 🙀 1 🏟 -	Agent Comments
	Price: \$715,000 Method: Private Sale Date: 26/02/2018 Rooms: - Property Type: Villa Land Size: 232 sqm approx	
and the second	4/38-40 Highlands Av AIRPORT WEST 3042 (REI)	Agent Comments
		-
	Price: \$595,000 Method: Auction Sale	
	Date: 16/06/2018 Rooms: - Property Type: Unit	

Account - Red Dot Real Estate | P: 1300 660 280 | F: 03 9938 3899

propertydata

Generated: 20/07/2018 14:28

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

