

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
3/62 King Street, Airport West Vic 3042

Indicative selling price

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

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

Median sale price

Median price \$676,500 House Unit X Suburb Airport West

Period - From 01/04/2018 to 30/06/2018 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	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.



Rooms: 5
Property Type: Unit
Agent Comments

Comparable Properties



1/37 Walters Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 05/05/2018
Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx



34a Newman St NIDDRIE 3042 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 26/02/2018
Rooms: -
Property Type: Villa
Land Size: 232 sqm approx



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