

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 121a Bowes 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 \$870,000 House X Unit Suburb Airport West

Period - From 01/07/2017 to 30/09/2017 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	1/71 Bowes Av AIRPORT WEST 3042	\$885,000	14/09/2017
2	2b Roberts Rd AIRPORT WEST 3042	\$850,000	03/06/2017
3	76 Bowes Av AIRPORT WEST 3042	\$800,000	29/07/2017

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:

Property Type:

Agent Comments

Comparable Properties

1/71 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 14/09/2017

Rooms: 4

Property Type: House (Res)



2b Roberts Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 03/06/2017

Rooms: -

Property Type: Unit

Land Size: 306 sqm approx



76 Bowes Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$800,000

Method: Sold Before Auction

Date: 29/07/2017

Rooms: -

Property Type: House (Res)