

# 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 313/8-10 Webb Road, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$575,000 & \$600,000

### Median sale price

Median price \$671,500 Property Type Unit Suburb Airport West

Period - From 01/10/2020 to 31/12/2020 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 | 2/85 Bowes Av AIRPORT WEST 3042   | \$640,000 | 18/01/2021   |
| 2 | 2/35 Walters Av AIRPORT WEST 3042 | \$625,000 | 07/11/2020   |
| 3 | 3/32 William St GLENROY 3046      | \$547,000 | 22/10/2020   |

**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: 22/03/2021 12:40



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$575,000 - \$600,000  
**Median Unit Price**  
December quarter 2020: \$671,500

## Comparable Properties



**2/85 Bowes Av AIRPORT WEST 3042 (VG)**

**Agent Comments**



**Price:** \$640,000  
**Method:** Sale  
**Date:** 18/01/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**2/35 Walters Av AIRPORT WEST 3042 (REI/VG)** **Agent Comments**



**Price:** \$625,000  
**Method:** Auction Sale  
**Date:** 07/11/2020  
**Property Type:** Unit



**3/32 William St GLENROY 3046 (REI/VG)**

**Agent Comments**



**Price:** \$547,000  
**Method:** Private Sale  
**Date:** 22/10/2020  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 178 sqm approx