

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 \$610,000

&

\$660,000

Median sale price

Median price \$641,000

House

Unit

X

Suburb

Airport West

Period - From 01/07/2017

to 30/06/2018

Source REIV

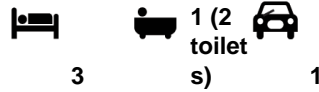
Comparable property sales (*Delete A or B below as applicable)

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	28a Highlands Av AIRPORT WEST 3042	\$750,000	03/04/2018
2	3/12 Laurence Av AIRPORT WEST 3042	\$680,000	28/07/2018
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

Spacious open plan living with north facing natural natural light to living and kitchen areas. An excellent low maintenance property to call home.

Comparable Properties



28a Highlands Av AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$750,000
Method: Private Sale
Date: 03/04/2018
Rooms: 4
Property Type: Unit
Land Size: 290 sqm approx



3/12 Laurence Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$680,000
Method: Auction Sale
Date: 28/07/2018
Rooms: -
Property Type: Townhouse (Res)



4/38-40 Highlands Av AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$595,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: Unit