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	1/57 Parer Road, Airport West Vic 3042

Indicative selling price

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

Range between $420,000 & $460,000

Median sale price

Median price $685,000 Property Type Unit Suburb Airport West

Period - From 01/07/2023 to 30/06/2024 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	5/57 Parer Rd AIRPORT WEST 3042	$488,000	22/04/2024
2	3/22 Green St AIRPORT WEST 3042	$480,000	27/02/2024
3	6/59 Parer Rd AIRPORT WEST 3042	$450,000	17/04/2024

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: 15/07/2024 14:23

1/57 Parer Road, Airport West Vic 3042

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2 1 1

Property Type: Townhouse

Agent Comments

Similar 2 bedroom, 1 bathroom property with 1 car garage.

Indicative Selling Price
$420,000 - $460,000
Median Unit Price
Year ending June 2024: $685,000

Comparable Properties



5/57 Parer Rd AIRPORT WEST 3042 (REI/VG)

2 2 1

Price: $488,000
Method: Private Sale
Date: 22/04/2024
Property Type: Townhouse (Single)

Agent Comments

Similar 2 bedroom property with 1 car garage. Superior due to second bathroom.



3/22 Green St AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $480,000
Method: Private Sale
Date: 27/02/2024
Property Type: Townhouse (Res)

Agent Comments

Similar 2 bed, 1 bath, 1 car garage townhouse. Superior location - close proximity to Keilor Road, freeway access, trams, shops, etc. Also located in what's known as "little Niddrie" (has Niddrie's post code). Quieter street and superior build age (a few years newer).



6/59 Parer Rd AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $450,000
Method: Private Sale
Date: 17/04/2024
Property Type: Townhouse (Single)

Agent Comments

Similar 2 bedroom, 1 bathroom property with 1 car garage.

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