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	1/86 Marshall Road, Airport West Vic 3042

Indicative selling price

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

Range between $760,000 & $790,000

Median sale price

Median price $705,000 Property Type Unit Suburb Airport West

Period - From 01/04/2024 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	80 Halsey Rd AIRPORT WEST 3042	$788,000	14/08/2024
2	2/106 Bowes Av AIRPORT WEST 3042	$798,000	10/08/2024
3	1/54 Mcintosh St AIRPORT WEST 3042	$760,000	04/06/2024

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.~~

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1/86 Marshall Road, Airport West Vic 3042

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3 2 2

Property Type: Townhouse

Indicative Selling Price
$760,000 - $790,000
Median Unit Price
June quarter 2024: $705,000

Agent Comments

3 bedroom, 2 bathroom townhouse with separate driveway. Single car garage and a study.

Comparable Properties



80 Halsey Rd AIRPORT WEST 3042 (REI)

3 2 1

Price: $788,000
Method: Private Sale
Date: 14/08/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 262 sqm approx

Agent Comments

Similar 3 bed, 2 bath townhouse with single car garage.



2/106 Bowes Av AIRPORT WEST 3042 (REI)

3 2 2

Price: $798,000
Method: Auction Sale
Date: 10/08/2024
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 154 sqm approx

Agent Comments

Similar 3 bed, 2 bath townhouse.



1/54 Mcintosh St AIRPORT WEST 3042 (REI)

3 2 1

Price: $760,000
Method: Sold Before Auction
Date: 04/06/2024
Property Type: Townhouse (Res)

Agent Comments

Similar 3 bed, 2 bath townhouse with single car garage.

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