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	3/58 Mcintosh Street, Airport West Vic 3042

Indicative selling price

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

Range between $570,000 & $600,000

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	2/38 Mcnamara Av AIRPORT WEST 3042	$560,000	26/07/2024
2	2/20 Mcnamara Av AIRPORT WEST 3042	$635,000	02/07/2024
3	3/23 Waratah Av TULLAMARINE 3043	$552,000	22/06/2024

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.~~

This Statement of Information was prepared on: 06/09/2024 08:55

3/58 Mcintosh Street, Airport West Vic 3042

Alicia Vavassori
0420 422 191
alicia.vavassori@jelliscraig.com.au



2 1 1

Property Type: Unit

Agent Comments

Single level, 2 bedroom, 1 bathroom unit with single carbgarage and courtyard

Indicative Selling Price
$570,000 - $600,000
Median Unit Price
June quarter 2024: $705,000

Comparable Properties



2/38 Mcnamara Av AIRPORT WEST 3042 (REI)

2 1 1

Price: $560,000
Method: Private Sale
Date: 26/07/2024
Rooms: 3
Property Type: Unit
Land Size: 146 sqm approx

Agent Comments

Similar 2 bedroom, 1 bathroom unit with single car garage.



2/20 Mcnamara Av AIRPORT WEST 3042 (REI/VG)

2 1 2

Price: $635,000
Method: Private Sale
Date: 02/07/2024
Property Type: Unit

Agent Comments

Similar 2 bedroom, 1 bathroom single level brick unit. Superior due to double car garage.



3/23 Waratah Av TULLAMARINE 3043 (REI/VG)

2 1 1

Price: $552,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Unit

Agent Comments

Similar 2 bedroom, 1 bathroom unit with single car garage.

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