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	2 Chancellor Road, Airport West Vic 3042

Indicative selling price

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

Range between $880,000 & $940,000

Median sale price

Median price $900,000 Property Type House Suburb Airport West

Period - From 01/10/2024 to 31/12/2024 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	1/4 Hutchison St NIDDRIE 3042	$971,000	30/11/2024
2	38 Moyangul Dr KEILOR EAST 3033	$915,000	09/09/2024
3	2/1 Deidre Ct AIRPORT WEST 3042	$910,000	20/08/2024

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: 05/02/2025 10:05

2 Chancellor Road, Airport West Vic 3042

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4 3 2

Property Type: House

Agent Comments

New, 4 bed, 3 bath property with a double car garage. Reverse living style- outdoor area is a spacious balcony.

Indicative Selling Price
$880,000 - $940,000
Median House Price
December quarter 2024: $900,000

Comparable Properties



1/4 Hutchison St NIDDRIE 3042 (REI/VG)

4 2 2

Price: $971,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 239 sqm approx

Agent Comments

Similar, modern 4 bedroom property with 3 toilets. Inferior due to single car garage however has a second spot on title. Also has a study area. Street frontage. Superior due to larger outdoor area (grass etc as opposed to balcony). Not reverse living



38 Moyangul Dr KEILOR EAST 3033 (REI/VG)

4 2 2

Price: $915,000
Method: Sold Before Auction
Date: 09/09/2024
Property Type: House (Res)

Agent Comments

New, 4 bedroom property on it's own title. Superior due to outdoor area and non reverse living. Inferior due to lack of double car garage and third bathroom.



2/1 Deidre Ct AIRPORT WEST 3042 (REI/VG)

4 2 2

Price: $910,000
Method: Private Sale
Date: 20/08/2024
Property Type: Townhouse (Single)

Agent Comments

Similar, new 4 bedroom property. Inferior due to being 1 of three in a complex. Superior due to being two levels and not three.

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