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	4/44 Walters Avenue, Airport West Vic 3042

Indicative selling price

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

Range between $560,000 & $600,000

Median sale price

Median price $707,500 Property Type Unit Suburb Airport West

Period - From 01/07/2024 to 30/09/2024 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	3/58 Mcintosh St AIRPORT WEST 3042	$586,000	09/09/2024
2	2/38 Mcnamara Av AIRPORT WEST 3042	$560,000	26/07/2024
3	2/20 Mcnamara Av AIRPORT WEST 3042	$635,000	02/07/2024

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: 21/10/2024 08:37

4/44 Walters Avenue, Airport West Vic 3042

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



2 1 1

Property Type: Unit

Indicative Selling Price
$560,000 - $600,000
Median Unit Price
September quarter 2024: $707,500

Agent Comments

Single level, 2 bedroom, 1 bathroom unit. Modern finishes throughout with a decked outdoor area. Single car garage.

Comparable Properties



3/58 Mcintosh St AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $586,000
Method: Sold Before Auction
Date: 09/09/2024
Property Type: Unit

Agent Comments

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



2/38 Mcnamara Av AIRPORT WEST 3042 (REI/VG)

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 single level unit with a single car garage. Inferior finishes throughout (slightly older) and a busier street.



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 unit with a single car garage. Inferior finishes throughout (slightly older) and a busier street. Inferior due to double car garage.

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