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	88 PARER ROAD AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$940,000	Property type	House	Suburb	Airport West
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
4 GLENYS AVENUE AIRPORT WEST VIC 3042	$880,000	06-Jul-24
10 HILLSIDE GROVE AIRPORT WEST VIC 3042	$815,000	04-May-24
48 GRANGE ROAD AIRPORT WEST VIC 3042	$875,000	16-May-24

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 6 months.~~

This Statement of Information was prepared on: 15 October 2024

CONSUMER AFFAIRS VICTORIA

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4 GLENYS AVENUE AIRPORT WEST VIC 3042

3 1 1

Sold Price RS $880,000 Sold Date 06-Jul-24

Distance 0.99km



10 HILLSIDE GROVE AIRPORT WEST VIC 3042

3 1 1

Sold Price $815,000 Sold Date 04-May-24

Distance 1.08km



48 GRANGE ROAD AIRPORT WEST VIC 3042

3 1 1

Sold Price $875,000 Sold Date 16-May-24

Distance 1.21km

RS = Recent sale **UN** = Undisclosed Sale

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