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	1/70 Halsey Road, Airport West Vic 3042

Indicative selling price

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

Range between $960,000 & $980,000

Median sale price

Median price $710,000 Property Type Unit Suburb Airport West

Period - From 01/01/2024 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	1/7 Bowes Av AIRPORT WEST 3042	$955,000	15/03/2025
2	2/48 Cameron St AIRPORT WEST 3042	$935,000	17/03/2025
3	55 Laurence Av AIRPORT WEST 3042	$900,000	13/12/2024

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: 24/03/2025 15:53

1/70 Halsey Road, Airport West Vic 3042

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4 3 2

Property Type: Townhouse

Indicative Selling Price
$960,000 - $980,000
Median Unit Price
Year ending December 2024: $710,000

Agent Comments

Modern 4 bedroom, 3 bathroom property with single car garage and second space on title. Property is part of an OC.

Comparable Properties

1/7 Bowes Av AIRPORT WEST 3042 (REI)

4 3 2

Price: $955,000
Method:
Date: 15/03/2025
Property Type: House

Agent Comments

Similar, 4 bedroom, street facing townhouse. Inferior finishes throughout the home



2/48 Cameron St AIRPORT WEST 3042 (REI)

3 2 2

Price: $935,000
Method: Private Sale
Date: 17/03/2025
Property Type: Townhouse (Single)

Agent Comments

Brand new townhouse with similar, modern finishes. Inferior due to lack of fourth bedroom and third bathroom. Superior due to double car garage.



55 Laurence Av AIRPORT WEST 3042 (REI/VG)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 13/12/2024
Property Type: Townhouse (Res)

Agent Comments

Similar modern townhouse. Superior due to being one of two on block, double garage and second living area. Inferior due to lack of fourth bedroom and third bathroom.

Account - Jellis Craig | P: 03 9379 2000

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