

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

18 Hilbert 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

\$870,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,500

Property type

House

Suburb

Airport West

Period-from

01 Dec 2019

to

30 Nov 2020

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

126 Parer Road Airport West VIC 3042	\$852,000	14-Nov-20
124 Bowes Avenue Airport West VIC 3042	\$885,000	16-Nov-20
25 Hart Street Airport West VIC 3042	\$880,000	18-Jul-20

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: 02 December 2020



126 Parer Road Airport West VIC 3042

Sold Price

RS

\$852,000

Sold Date

14-Nov-20



4



2



2

Distance

0.83km



124 Bowes Avenue Airport West VIC 3042

Sold Price

RS

\$885,000

Sold Date

16-Nov-20



3



2



1

Distance

1.23km



25 Hart Street Airport West VIC 3042

Sold Price

\$880,000

Sold Date

18-Jul-20



2



1



3

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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