

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

5/41 Hillside Grove 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Airport West

Period-from

01 Sep 2020

to

31 Aug 2021

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

3/15-17 Watt Street Airport West VIC 3042	\$525,499	17-Apr-21
3/45 York Street Airport West VIC 3042	\$560,000	27-May-21
4/98 McNamara Avenue Airport West VIC 3042	\$520,000	20-Jul-21

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: 16 September 2021

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3/15-17 Watt Street Airport West VIC 3042

2 1 1

Sold Price

\$525,499

Sold Date

17-Apr-21

Distance

0.65km



3/45 York Street Airport West VIC 3042

2 1 1

Sold Price

\$560,000

Sold Date

27-May-21

Distance

1.08km



4/98 McNamara Avenue Airport West VIC 3042

2 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

20-Jul-21

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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