

# 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

6/22-44 Highridge Crescent, Airport West Vic 3042

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$575,000

### Median sale price

Median price \$735,000 Property Type Townhouse Suburb Airport West

Period - From 31/08/2021 to 30/08/2022 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	1/72-74 Parer Rd AIRPORT WEST 3042	\$650,000	26/03/2022
2	5/50 Fraser St AIRPORT WEST 3042	\$635,000	04/06/2022
3	4/93 Mcnamara Av AIRPORT WEST 3042	\$582,500	30/04/2022

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:

31/08/2022 22:22