

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

55 Hilbert Road, Airport West Vic 3042

Indicative selling price

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

Single price

\$815,000

Median sale price

Median price

\$880,000

Property Type

House

Suburb

Airport West

Period - From

01/07/2022

to

30/09/2022

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	130 Parer Rd AIRPORT WEST 3042	\$830,000	11/08/2022
2	20 Highridge Cr AIRPORT WEST 3042	\$810,000	03/12/2022
3	52 Victory Rd AIRPORT WEST 3042	\$800,000	03/10/2022

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:

22/12/2022 09:26



Property Type:

Divorce/Estate/Family Transfers

Land Size: 645 sqm approx

Agent Comments

Comparable Properties



130 Parer Rd AIRPORT WEST 3042 (REI/VG)

Agent Comments



Price: \$830,000

Method: Private Sale

Date: 11/08/2022

Property Type: House

Land Size: 617 sqm approx



20 Highridge Cr AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$810,000

Method: Private Sale

Date: 03/12/2022

Property Type: House



52 Victory Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$800,000

Method: Private Sale

Date: 03/10/2022

Property Type: House

Land Size: 613 sqm approx