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

34 Hillside Grove, Airport West Vic 3042

Indicative selling price

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

Single price | $825,000

Median sale price

| Median price | $867,500 | Property Type | House | Suburb | Airport West |

| Period - From | 01/10/2022 | to | 31/12/2022 | 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	20 Highridge Cr AIRPORT WEST 3042	$810,000	03/12/2022
2	25 Highlands Av AIRPORT WEST 3042	$775,000	15/12/2022
3	55 Hilbert Rd AIRPORT WEST 3042		21/01/2023

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: | 07/02/2023 15:40

CONSUMER AFFAIRS VICTORIA

AWEST
REAL ESTATE

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Indicative Selling Price
$825,000
Median House Price
December quarter 2022: $867,500

🛏 🛁 - 🚗

Property Type:
Agent Comments

Comparable Properties

20 Highridge Cr AIRPORT WEST 3042 (REI/VG)

🛏 3   🛁 2   🚗 1

Price: $810,000
Method: Private Sale
Date: 03/12/2022
Property Type: House
Land Size: 616 sqm approx

Agent Comments

25 Highlands Av AIRPORT WEST 3042 (REI)

🛏 3   🛁 1   🚗 3

Price: $775,000
Method: Sold Before Auction
Date: 15/12/2022
Property Type: House (Res)
Land Size: 565 sqm approx

Agent Comments

55 Hilbert Rd AIRPORT WEST 3042 (REI)

🛏 3   🛁 1   🚗 1

Price:
Method: Private Sale
Date: 21/01/2023
Property Type: House
Land Size: 645 sqm approx

Agent Comments

Account - Airport West Real Estate | P: 03 9335 3334 | F: 03 9335 3335