

# 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 Highlands Avenue, 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 \$750,000 & \$780,000

### Median sale price

Median price \$930,000 Property Type House Suburb Airport West

Period - From 01/04/2022 to 31/03/2023 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	34 Hillside Gr AIRPORT WEST 3042	\$795,000	22/02/2023
2	25 Highlands Av AIRPORT WEST 3042	\$775,000	15/12/2022
3	29 Roberts Rd AIRPORT WEST 3042	\$748,000	10/02/2023

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:

09/05/2023 10:34



**Property Type:**

Agent Comments

## Comparable Properties



**34 Hillside Gr AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$795,000

**Method:** Private Sale

**Date:** 22/02/2023

**Property Type:** House

**Land Size:** 570 sqm approx



**25 Highlands Av AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$775,000

**Method:** Sold Before Auction

**Date:** 15/12/2022

**Property Type:** House (Res)

**Land Size:** 565 sqm approx



**29 Roberts Rd AIRPORT WEST 3042 (REI/VG)**

Agent Comments



**Price:** \$748,000

**Method:** Private Sale

**Date:** 10/02/2023

**Property Type:** House

**Land Size:** 585 sqm approx