

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	40 Harrington Road, Airport West Vic 3042
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Indicative selling price

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

Range between	\$770,000	&	\$800,000
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Median sale price

Median price	\$870,000	House	X	Unit		Suburb	Airport West
Period - From	01/07/2017	to	30/09/2017	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	19 Hilbert Rd AIRPORT WEST 3042	\$807,000	18/11/2017
2	8 Hilbert Rd AIRPORT WEST 3042	\$796,000	23/09/2017
3	18 Glenys Av AIRPORT WEST 3042	\$790,000	07/10/2017

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.



Rooms:

Property Type: Hobby Farm < 20 ha

Land Size: 541 sqm approx

Agent Comments

Indicative Selling Price

\$770,000 - \$800,000

Median House Price

September quarter 2017: \$870,000

Comparable Properties

19 Hilbert Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$807,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 614 sqm approx

8 Hilbert Rd AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$796,000

Method: Sold Before Auction

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



18 Glenys Av AIRPORT WEST 3042 (REI)

Agent Comments



Price: \$790,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 4

Property Type: House (Res)

Land Size: 536 sqm approx