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	36 Hillside Grove, Airport West Vic 3042

Indicative selling price

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

Range between	$700,000	&	$770,000

Median sale price

Median price	$790,000	House	X	~~Unit~~		Suburb	Airport West
Period - From	01/10/2018	to	31/12/2018	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	23a Matthews Av AIRPORT WEST 3042	$795,000	26/10/2018
2	47 Hillside Gr AIRPORT WEST 3042	$775,000	16/10/2018
3	42 Harrington Rd AIRPORT WEST 3042	$750,000	14/02/2019

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.~~

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

36 Hillside Grove, Airport West Vic 3042



4 2 2

Rooms:
Property Type: House
Land Size: 565.348 (approx) sqm approx

Agent Comments

Indicative Selling Price
$700,000 - $770,000
Median House Price
December quarter 2018: $790,000

Comparable Properties



23a Matthews Av AIRPORT WEST 3042 (REI)

4 2 1

Price: $795,000
Method: Private Sale
Date: 26/10/2018
Rooms: -
Property Type: House

Agent Comments



47 Hillside Gr AIRPORT WEST 3042 (REI)

3 1 2

Price: $775,000
Method: Private Sale
Date: 16/10/2018
Rooms: -
Property Type: House

Agent Comments



42 Harrington Rd AIRPORT WEST 3042 (REI)

3 1 3

Price: $750,000
Method: Private Sale
Date: 14/02/2019
Rooms: -
Property Type: House
Land Size: 542 sqm approx

Agent Comments

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