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	1/37 HILLSIDE GROVE AIRPORT WEST VIC 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$670,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$640,500	Property type	Unit	Suburb	Airport West
Period-from	01 Jun 2023	to	31 May 2024	Source	Corelogic

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 6 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
2/39 HILLSIDE GROVE AIRPORT WEST VIC 3042	$700,000	08-May-24
1/58 MCINTOSH STREET AIRPORT WEST VIC 3042	$705,000	28-May-24
117A MOORE ROAD AIRPORT WEST VIC 3042	$706,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 06 June 2024

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2/39 HILLSIDE GROVE AIRPORT WEST VIC 3042

3 2 1

Sold Price RS $700,000 Sold Date 08-May-24

Distance 0.02km



1/58 MCINTOSH STREET AIRPORT WEST VIC 3042

3 1 1

Sold Price RS $705,000 Sold Date 28-May-24

Distance 1.2km



117A MOORE ROAD AIRPORT WEST VIC 3042

3 1 1

Sold Price RS $706,000 Sold Date 23-Mar-24

Distance 1.39km

RS = Recent sale **UN** = Undisclosed Sale

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