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	1/21 Hillside Grove, Airport West Vic 3042

Indicative selling price

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

Range between $660,000 & $690,000

Median sale price

Median price $705,000 Property Type Unit Suburb Airport West

Period - From 01/04/2024 to 30/06/2024 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	2/11 Grange Rd AIRPORT WEST 3042	$678,000	05/10/2024
2	3/80 Mcintosh St AIRPORT WEST 3042	$665,000	25/06/2024
3	34A Highridge Cr AIRPORT WEST 3042	$685,000	04/05/2024

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: 08/10/2024 08:23

1/21 Hillside Grove, Airport West Vic 3042

Alicia Vavassori
0420 422 191
alicia.vavassori@jelliscraig.com.au



2 2 1

Property Type: Townhouse

Indicative Selling Price
$660,000 - $690,000
Median Unit Price
June quarter 2024: $705,000

Agent Comments

2 bedroom, 2 bathroom townhouse, separate study nook and a single car garage. Spacious courtyard and street frontage.

Comparable Properties



2/11 Grange Rd AIRPORT WEST 3042 (REI)

2 1 1

Price: $678,000
Method: Auction Sale
Date: 05/10/2024
Rooms: 4
Property Type: Townhouse (Res)

Agent Comments

Similar 2 bedroom townhouse with modern finishes. Inferior due to one less bathroom and lack of street frontage.



3/80 Mcintosh St AIRPORT WEST 3042 (REI/VG)

2 2 1

Price: $665,000
Method: Sold Before Auction
Date: 25/06/2024
Property Type: Townhouse (Res)

Agent Comments

Similar 2 bedroom, 2 bathroom property with study nook upstairs. Decked courtyard. Neat block of four. Inferior due to lack of street frontage and smaller overall property and yard.



34A Highridge Cr AIRPORT WEST 3042 (REI/VG)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Townhouse (Res)
Land Size: 150 sqm approx

Agent Comments

Similar 2 bedroom, street facing townhouse with single car garage. Inferior due to lack of second bathroom however superior due to having two separate office spaces.

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