

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**8 HILBERT ROAD, AIRPORT WEST, VIC**

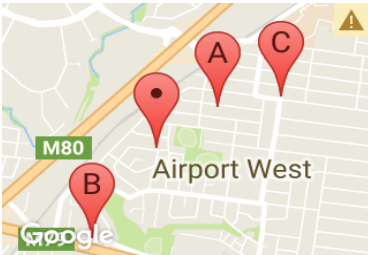
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**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$720,000 to \$790,000**

## MEDIAN SALE PRICE



**AIRPORT WEST, VIC, 3042**

Suburb Median Sale Price (House)

**\$785,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**33 NORTH ST, AIRPORT WEST, VIC 3042**

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Sale Price

**\$755,000**

Sale Date: 09/03/2017

Distance from Property: 496m



**486 FULLARTON RD, AIRPORT WEST, VIC 3042**

3 2 -

Sale Price

**\$700,000**

Sale Date: 05/03/2017

Distance from Property: 772m



**106 PARER RD, AIRPORT WEST, VIC 3042**

3 1 3

Sale Price

**\$790,000**

Sale Date: 18/03/2017

Distance from Property: 891m



This report has been compiled on 28/08/2017 by Considine Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8 HILBERT ROAD, 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)

Price Range: \$720,000 to \$790,000

### Median sale price

Median price

\$785,000

House

Unit

Suburb

AIRPORT WEST

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

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
33 NORTH ST, AIRPORT WEST, VIC 3042	\$755,000	09/03/2017
486 FULLARTON RD, AIRPORT WEST, VIC 3042	\$700,000	05/03/2017
106 PARER RD, AIRPORT WEST, VIC 3042	\$790,000	18/03/2017