

STATEMENT OF INFORMATION

6/39 HILLSIDE GROVE, AIRPORT WEST, VIC 3042

PREPARED BY MAURICE MOSCHINI, MADDISON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6/39 HILLSIDE GROVE, AIRPORT WEST,



Indicative Selling Price

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

Price Range: \$660,000 to \$695,000

Provided by: Maurice Moschini, Maddison Estate Agents

MEDIAN SALE PRICE



AIRPORT WEST, VIC, 3042

Suburb Median Sale Price (Unit)

\$635,000

01 July 2018 to 30 June 2019

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.



6/44 CARRINGTON RD, NIDDRIE, VIC 3042



Sale Price

\$665,000

Sale Date: 09/04/2019

Distance from Property: 1.6km



77 KING ST, AIRPORT WEST, VIC 3042



Sale Price

\$672,500

Sale Date: 26/04/2019

Distance from Property: 913m



1/2 LOCK ST, AIRPORT WEST, VIC 3042



Sale Price

\$685,000

Sale Date: 06/05/2019

Distance from Property: 550m



This report has been compiled on 13/09/2019 by Maddison Estate Agents. Property Data Solutions Pty Ltd 2019 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for

Address
Including suburb and

6/39 HILLSIDE GROVE, AIRPORT WEST, VIC 3042

Indicative selling price

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

Price Range: \$660,000 to \$695,000

Median sale price

Median price

\$635,000

Property type

Other

Suburb

AIRPORT WEST

Period

01 July 2018 to 30 June 2019

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

Price

Date of sale

6/44 CARRINGTON RD, NIDDRIE, VIC 3042	\$665,000	09/04/2019
77 KING ST, AIRPORT WEST, VIC 3042	\$672,500	26/04/2019
1/2 LOCK ST, AIRPORT WEST, VIC 3042	\$685,000	06/05/2019

This Statement of Information was prepared

13/09/2019