

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

1/10 HIGHLANDS AVENUE 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Airport West

Period-from

01 Sep 2022

to

31 Aug 2023

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

2/24 CONISTON AVENUE AIRPORT WEST VIC 3042	\$790,000	22-Jul-23
1/62 CLYDESDALE ROAD AIRPORT WEST VIC 3042	\$750,000	27-May-23
2/6 KITSON CRESCENT AIRPORT WEST VIC 3042	\$800,000	21-Jun-23

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: 18 September 2023

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**2/24 CONISTON AVENUE AIRPORT** Sold Price^{RS} **\$790,000** Sold Date **22-Jul-23**

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Distance **1.06km****1/62 CLYDESDALE ROAD AIRPORT** Sold Price**\$750,000** Sold Date **27-May-23**

3 2 1

Distance **0.23km****2/6 KITSON CRESCENT AIRPORT** Sold Price^{RS} **\$800,000** Sold Date **21-Jun-23**

3 2 1

Distance **0.53km****RS** = Recent sale**UN** = Undisclosed Sale

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