

## 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

2/24 HART STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Unit

Suburb

Airport West

Period-from

01 Jan 2023

to

31 Dec 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

3/74 MCNAMARA AVENUE AIRPORT WEST VIC 3042	\$650,000	14-Nov-23
2/29 WALTERS AVENUE AIRPORT WEST VIC 3042	\$690,000	21-Oct-23
3/37 WALTERS AVENUE AIRPORT WEST VIC 3042	\$650,500	14-Oct-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: 22 January 2024

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**3/74 MCNAMARA AVENUE  
AIRPORT WEST VIC 3042**

2 1 1

Sold Price

<sup>RS</sup>

**\$650,000**

Sold Date

**14-Nov-23**

Distance

**0.89km**



**2/29 WALTERS AVENUE AIRPORT  
WEST VIC 3042**

2 1 2

Sold Price

**\$690,000**

Sold Date

**21-Oct-23**

Distance

**0.4km**



**3/37 WALTERS AVENUE AIRPORT  
WEST VIC 3042**

2 1 1

Sold Price

**\$650,500**

Sold Date

**14-Oct-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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