

# 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

22 Harrington 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)

Range between \$1,200,000 & \$1,300,000

### Median sale price

Median price \$960,000 Property Type House Suburb Airport West

Period - From 01/10/2023 to 31/12/2023 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	113a Quinn Gr KEILOR EAST 3033	\$1,275,000	10/02/2024
2	48a Bedford St AIRPORT WEST 3042	\$1,236,000	28/11/2023
3	35a Laurence Av AIRPORT WEST 3042	\$1,200,000	10/02/2024

**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:

27/02/2024 15:03



**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**113a Quinn Gr KEILOR EAST 3033 (REI)**



**Price:** \$1,275,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** House (Res)

Agent Comments

113a Quinn Grove, Keilor East is also a 4 bedroom, addition living space, 3 bathroom. It only has a single garage instead of a double garage like Harrington Street. It is also a new build.



**48a Bedford St AIRPORT WEST 3042 (REI)**



**Price:** \$1,236,000

**Method:** Sold Before Auction

**Date:** 28/11/2023

**Property Type:** Townhouse (Res)

Agent Comments

48A Bedford is also a newly built 4 bedroom home with additional living space, 3 bathrooms and has a double garage.



**35a Laurence Av AIRPORT WEST 3042 (REI)**



**Price:** \$1,200,000

**Method:** Sold Before Auction

**Date:** 10/02/2024

**Property Type:** House (Res)

Agent Comments

35A Laurence Avenue, Airport West is also a brand new 4 bedroom, addition living space, 2 bathroom home on its own title. It only has a single garage instead of a double garage like Harrington Street. The finishes are of a same quality as Harrington St.