## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$960,000	Pro	operty Type	Hous	se		Suburb	Airport West
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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 Dylan Francis 93875888 0421 023 832 dylanfrancis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price December quarter 2023: \$960,000

# **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)

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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.

#### Account - Jellis Craig | P: 03 9387 5888



propertydata

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