

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

3/44 HART STREET 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,500

Property type

Unit

Suburb

Airport West

Period-from

01 Nov 2022

to

31 Oct 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

| | | |
|--|-----------|-----------|
| 7/42-44 YORK STREET AIRPORT WEST VIC 3042 | \$520,000 | 14-Jul-23 |
| 3/35 ROBERTS ROAD AIRPORT WEST VIC 3042 | \$525,000 | 02-Aug-23 |
| 5/93 MCNAMARA AVENUE AIRPORT WEST VIC 3042 | \$500,000 | 18-May-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: 03 November 2023

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**7/42-44 YORK STREET AIRPORT
WEST VIC 3042**

 3  1  1

Sold Price

\$520,000

Sold Date

14-Jul-23

Distance

0.3km



**3/35 ROBERTS ROAD AIRPORT
WEST VIC 3042**

 2  1  1

Sold Price

\$525,000

Sold Date

02-Aug-23

Distance

0.6km



**5/93 MCNAMARA AVENUE
AIRPORT WEST VIC 3042**

 2  1  2

Sold Price

\$500,000

Sold Date

18-May-23

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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