

# 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 34A Highridge Crescent, 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)

Price Range

\$600,000

&

\$640,000

### Median sale price

Median price

\$618,000

Property Type

Townhouse

Suburb

Airport West (3042)

Period - From

01/04/2023

to

30/03/2024

Source

[www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

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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
2/24 HART STREET, AIRPORT WEST VIC 3042	\$710,000	29/02/2024
3/74 MCNAMARA AVENUE, AIRPORT WEST VIC 3042	\$650,000	14/11/2023
24 HARRINGTON ROAD, AIRPORT WEST VIC 3042	\$630,000	04/11/2023

This Statement of Information was prepared on: 05/04/2024