

## 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

51 HOOD 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

\$660,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$950,000

Property type

House

Suburb

Airport West

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/74 KING STREET AIRPORT WEST VIC 3042	\$708,888	25-Nov-23
4/38-40 HIGHLANDS AVENUE AIRPORT WEST VIC 3042	\$661,000	11-Nov-23
3/29 WALTERS AVENUE AIRPORT WEST VIC 3042	\$670,000	06-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: 28 February 2024

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**2/74 KING STREET AIRPORT WEST VIC 3042** Sold Price

**\$708,888** Sold Date **25-Nov-23**

 3  2  2

Distance **0.35km**



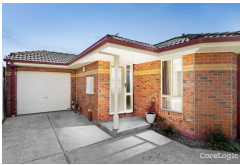
**4/38-40 HIGHLANDS AVENUE AIRPORT WEST VIC 3042** Sold Price

Sold Price

**\$661,000** Sold Date **11-Nov-23**

 3  1  1

Distance **0.69km**



**3/29 WALTERS AVENUE AIRPORT WEST VIC 3042** Sold Price

**\$670,000** Sold Date **06-Oct-23**

 3  1  1

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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