

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1/40 Hilbert Road, Airport West 3042

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price Range \$810,000

Median sale price

Median price \$650,000 Unit Suburb Airport West
Period - From 1/7/17 to 30/9/17 Source REIV propertydata.com.au/RPData/Core Logic

Comparable property sales

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. 38 North Street, Airport West	\$886,000	21/10/17
2. 2/40 Hilbert Road, Airport West	\$810,000	4/11/17
3. 2/62 Nyah Street, Airport West	\$828,000	7/6/17

Property data source: REIV propertydata.com.au/RPData/CoreLogic. Generated on 18 December 2017.