

## STATEMENT OF INFORMATION

# Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Unit offered for sale

Address Including suburb and postcode	1&2/40 Hilbert Road, Airport West
---	-----------------------------------

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Unit type or class	Lower price	&	Higher price
3 Bedroom Unit	\$790,000		\$810,000

### Suburb unit median sale price

Median price	\$622,500	Suburb	Airport West
Period - From	1/1/17	to	31/3/17
Source	REIV <a href="http://propertydata.com.au/RPData">propertydata.com.au/RPData</a> Core Logic		

### Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
3 Bedroom Units	1. 81 Roberts Road, Airport West	\$740,000	6/3/17
	2. 2B Roberts Road, Airport West	\$850,000	3/6/17
	3. 2/62 Nyah Street, Keilor East	\$828,000	7/6/17

Property data source: REIV [propertydata.com.au/RPData/Core](http://propertydata.com.au/RPData/Core) Logic Generated on 09 July 2017.