

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

166 West Street, Hadfield Vic 3046

Indicative selling price

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

Range between

\$735,000

&

\$765,000

Median sale price

Median price

\$805,500

Property Type

House

Suburb

Hadfield

Period - From

01/07/2020

to

30/09/2020

Source

REIV

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 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 | 149 West St HADFIELD 3046 | \$787,000 | 06/10/2020 |
| 2 | 8 Lockley St HADFIELD 3046 | \$780,000 | 08/07/2020 |
| 3 | 8 Richard St HADFIELD 3046 | \$730,000 | 30/04/2020 |

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 six months.~~

This Statement of Information was prepared on:

30/10/2020 09:52



Property Type: House

Land Size: 697 sqm approx

Agent Comments

Comparable Properties

149 West St HADFIELD 3046 (REI)

Agent Comments



Price: \$787,000

Method: Private Sale

Date: 06/10/2020

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx



8 Lockley St HADFIELD 3046 (REI)

Agent Comments



Price: \$780,000

Method: Private Sale

Date: 08/07/2020

Rooms: 5

Property Type: House (Res)

Land Size: 676 sqm approx



8 Richard St HADFIELD 3046 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 30/04/2020

Rooms: 5

Property Type: House (Res)

Land Size: 591 sqm approx