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

42 West Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$770,000		&		\$830,000					
Median sale p	rice									
Median price	\$805,500	Pro	operty Type	Hou	se		Suburb	Hadfield		
Period - From	01/07/2020	to	30/09/2020		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	55 David St HADFIELD 3046	\$860,000	08/10/2020
2	3 Eucra St HADFIELD 3046	\$791,000	22/08/2020
3	11a South St HADFIELD 3046	\$780,000	19/12/2020

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:

04/01/2021 12:51



42 West Street, Hadfield Vic 3046



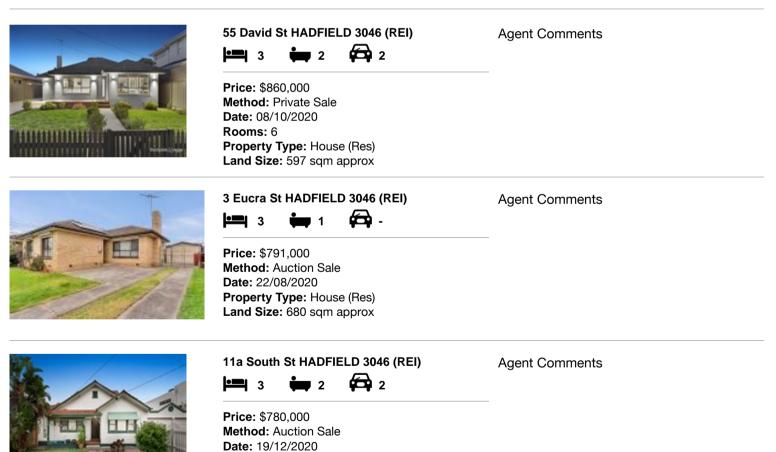




Property Type: House (Res) **Land Size:** 560 sqm approx Agent Comments Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$770,000 - \$830,000 Median House Price September quarter 2020: \$805,500

Comparable Properties



Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938

Property Type: House (Res)



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.