

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

89 The Loop, Hadfield Vic 3046

Indicative selling price

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

Range between \$920,000

&

\$980,000

Median sale price

Median price \$756,000

Property Type House

Suburb Hadfield

Period - From 01/07/2019

to 30/06/2020

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	26 The Loop HADFIELD 3046	\$986,000	14/03/2020
2	97 North St HADFIELD 3046	\$920,000	29/02/2020
3			

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:

25/07/2020 19:27



Rooms: 9

Property Type: House

Land Size: 714 sqm approx

Agent Comments

Comparable Properties



26 The Loop HADFIELD 3046 (REI)

Agent Comments



Price: \$986,000

Method: Auction Sale

Date: 14/03/2020

Rooms: 8

Property Type: House (Res)

Land Size: 535 sqm approx



97 North St HADFIELD 3046 (REI)

Agent Comments



Price: \$920,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 4

Property Type: House (Res)

Land Size: 530 sqm approx

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.