## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 89 The Loop, Hadfield Vic 3046

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$920,000		&		\$980,000				
Median sale price									
Median price	\$756,000	Pro	operty Type	erty Type Hous			Suburb	Hadfield	
Period - From	01/07/2019	to	30/06/2020		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



89 The Loop, Hadfield Vic 3046







Rooms: 9 Property Type: House Land Size: 714 sqm approx Agent Comments Mark Imbesi 03 9306 0422 0418 345 097 mimbesi@stockdaleleggo.com.au

Indicative Selling Price \$920,000 - \$980,000 Median House Price Year ending June 2020: \$756,000

# **Comparable Properties**



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.

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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.