

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 1A Lockley Street, Hadfield 3046

Indicative selling price

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

Single Price \$650,000

Median sale price

Median price \$650,000

Unit X

Suburb Hadfield

Period - From DEC 2018 to APR 2019

Source realestate.com.au

Comparable property sales

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 – 1/78 Melbourne Avenue, Glenroy	\$671,000	27/03/19
2 – 1/3 Charles Street, Hadfield	\$650,000	23/01/19
3 – 48 Walter Street, Hadfield	\$717,000	20/03/19