

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

23 Talbot Street, Hadfield

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Range between \$870,000 & \$930,000

Median sale price

Median price \$902,000 Property type House Suburb Hadfield

Period - From June 2022 to Sept 2022 Source Pricefinder

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. 81 Middle Street, Hadfield	\$926,000	22.10.2022
2. 51 Davies Street, Hadfield	\$906,000	3.9.2022
3. 145 South Street, Hadfield	\$915,000	31.8.2022

This Statement of Information was prepared on:

21.11.2022