

# 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

36 Angus Street, Hadfield

### Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

### Median sale price

Median price

\$1,122,500

Property type

4BR House

Suburb

Hadfield

Period - From

Sept 2024

to

Jan 2025

Source

Rea.com

### 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.	129 East Street, Hadfield	\$1,100,000	30.7.24
2.	147 West Street, Hadfield	\$1,100,000	8.10.24
3.	12 Sutherland Street, Hadfield	\$1,100,000	7.9.24

This Statement of Information was prepared on:

28.01.2025