

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 4/48 Domain Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$745,000 & \$805,000

Median sale price

Median price \$635,000 Property type Unit Suburb Hadfield

Period - From Feb 2022 to May 2022 Source Property Data

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. 2/61 Loongana Avenue, Hadfield	\$775,000	30th May 2022
2. 3/27 Neil Street, Hadfield	\$785,000	30th April 2022
3. 2/10 Caldwell Street, Glenroy	\$768,000	9th April 2022
This Statement of Information was prepared on:		23.06.2022