

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 35 Sutherland Street, Hadfield VIC 3046

Indicative selling price

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

\$880,000

&

\$920,000

Median sale price

Median price \$765,000

House

X

Suburb Hadfield

Period - From 04/06/2017

to 04/12/2017

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 – 31 Charles Street, Hadfield	\$850,000	23/09/2017
2 – 20 Lockley Street, Hadfield	\$827,000	03/06/2017
3 – 1 Meadowbank Street, Glenroy	\$810,000	11/07/2017