

Michael Chan  
03 8312 9222  
0417 324 202

michaelchan@mcgrath.com.au

Indicative Selling Price  
\$649,000

Median Unit Price

Year ending September 2018: \$550,000



3 2 2

Rooms:  
Property Type:  
Agent Comments

## Comparable Properties



1/5 Cosmos St GLENROY 3046 (REI)

Agent Comments

3 2 2

Price: \$665,000  
Method: Sold Before Auction  
Date: 24/11/2018  
Rooms: 5  
Property Type: Townhouse (Res)  
Land Size: 258 sqm approx



1/16 West St PASCOE VALE 3044 (REI)

Agent Comments

3 2 1

Price: \$645,000  
Method: Auction Sale  
Date: 08/09/2018  
Rooms: 5  
Property Type: Unit  
Land Size: 246 sqm approx



1/23 Princess St FAWKNER 3080 (REI)

Agent Comments

3 1 1

Price: \$620,000  
Method: Sold Before Auction  
Date: 26/06/2018  
Rooms: -  
Property Type: Townhouse (Res)

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address including suburb and postcode: 1/13 South Street, Hadfield Vic 3046

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price: \$649,000

#### Median sale price

Median price: \$550,000 House Unit X Suburb Hadfield

Period - From 01/10/2017 to 30/09/2018 Source REIV

#### 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	1/5 Cosmos St GLENROY 3046	\$665,000	24/11/2018
2	1/16 West St PASCOE VALE 3044	\$645,000	08/09/2018
3	1/23 Princess St FAWKNER 3060	\$620,000	26/06/2018

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~