

1/13 South Street, Hadfield Vic 3046

McGrath

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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

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.~~