

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 23a Gloucester Street, Hadfield 3046

Indicative selling price

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

Range between \$650,000 & \$680,000

^{fa}Median sale price

Median price 665,500 Unit X Suburb Hadfield
Period - From 19/07/2017 to 21/02/2018 Source RP DATA

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
1/23 Gloucester Street, Hadfield	\$670,000	11/12/2017
2/3 Gish Court, Hadfield	\$656,000	13/10/17
16a Ila Street, Glenroy	\$675,000	02/09/17