

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address
Including suburb and
postcode Units 2 & 3/18 Neil Street, Hadfield 3046

Indicative selling price

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

Unit type or class	Single price		Lower price	&	Higher price
Two bedroom units (Unit 3)	\$530,000	Or range between	\$		\$
Two bedroom units (Unit 2)	\$570,000	Or range between	\$		\$

Suburb unit median sale price

Median price \$479,000

Suburb Hadfield

Period - From 01/11/18

To 31/10/19

Source realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom units (Unit 3)	1 – 3/7 Patience Street, Hadfield	\$505,000	23/08/19
	2	\$	
	3	\$	

Unit type or class	Address of comparable unit	Price	Date of sale
Two bedroom units (Unit 2)	1 -2/39 Melbourne Avenue, Glenroy	\$560,000	07/09/19
	2	\$	
	3	\$	

OR

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

This Statement of Information was prepared on:

13 November 2019