

## 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

1/77 Middle 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) (\*Delete single price or range as applicable)

Single Price

\$414,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2019

to

31 Oct 2020

Source

Corelogic

### 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 6 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 2/1 Knole Street Hadfield VIC 3046    | \$405,000 | 18-Jul-20 |
| 6/30 Wheatsheaf Road Glenroy VIC 3046 | \$410,000 | 02-Jul-20 |
|                                       |           |           |

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 6 months.

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**2/1 Knole Street Hadfield VIC 3046** Sold Price **\$405,000** Sold Date **18-Jul-20**

 2  1  1

Distance **0.73km**



**6/30 Wheatsheaf Road Glenroy VIC 3046** Sold Price **\$410,000** Sold Date **02-Jul-20**

 2  1  1

Distance **1.75km**

RS = Recent sale UN = Undisclosed Sale

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