

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 57 West Street, Hadfield 3046

Indicative selling price

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

Single Price \$740,000

Median sale price

Median price \$767,500 House ☒ Suburb Hadfield
Period - From APRIL 2018 to AUGUST 2018 Source realestate.com.au

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 - 12 Curtin Avenue, Hadfield	\$751,500	01/05/18
2 - 47 Rhodes Parade, Oak Park	\$740,000	28/04/18
3 - 112 Melbourne Avenue, Glenroy	\$760,000	12/05/18