

## 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 2/94 West Street, Hadfield 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$600,000

### Median sale price<sup>fa</sup>

Median price \$472,500 Unit X Suburb Hadfield  
Period - From JAN 2018 to MARCH 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 - 2/9 Newton Street, Glenroy	\$586,000	31/10/17
2 - 3/52 Maude Avenue, Glenroy	\$570,000	09/12/17
3 - 1A Everitt Street, Hadfield	\$550,000	09/12/17