

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 20 Charles 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)

Single price \$*_____ or range between \$*760,000 & \$840,000

Median sale price

Median price \$835,000 Property Type House Suburb Hadfield

Period - From 27/10/2021 to 27/10/2021 Source REA

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 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 11 Richmond Street Hadfield	\$855,000	25/10/2021
2 186 West Street Hadfield	\$790,000	12/08/2021
3 14 Epping Street Hadfield	\$837,500	22/05/2021

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 six months.~~

This Statement of Information was prepared on:

11/11/2021