

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

109 South Street, Hadfield Vic 3046

Indicative selling price

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

Range between

\$750,000

\$820,000

Median sale price

Median price

\$908,000

Property type

House

Suburb

Hadfield

Period - From

Jan 2022

to

April 2022

Source

Pricefinder

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.	16 Sherwood Street, Hadfield	\$780,000	4.5.2022
2.	39 Middle Street, Hadfield	\$850,000	31.3.2022
3.	4 Hilton Street, Hadfield	\$850,000	18.3.2022

This Statement of Information was prepared on:

24.05.2022