

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 4D Stratford Street, Hadfield 3046

Indicative selling price

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

Range between \$470,000 & \$500,000

Median sale price

Median price \$497,500 Unit X Suburb Hadfield
Period - From 10/10/18 to 08/04/19 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 – 3/26 Hilton Street, Hadfield	\$500,000	15/12/18
2 – 11 Bond Street, Hadfield	\$536,000	13/12/18
3 – 3/1 Regent Street, Hadfield	\$540,000	20/09/18