

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

50 Hilton Street, Hadfield

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$905,000 Property type House Suburb Hadfield

Period - From April 2022 to June 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. 85 Box Forest Road, Glenroy	\$800,000	10.3.2022
3. 135 Middle Street, Hadfield	\$807,000	23.7.2022

This Statement of Information was prepared on:

29.07.2022