

## 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 4 Richard 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 \$690,000 & \$740,000

### Median sale price

Median price \$725,000 House ☒ Suburb Hadfield  
Period - From FEB 2019 to JUNE 2019 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 – 59 Sutherland Street, Hadfield	\$712,000	06/04/19
2 – 5 Thames Street, Hadfield	\$726,000	31/05/19
3 – 17 Lockley Street, Hadfield	\$735,000	01/04/19