
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

10 Pimbial Court, Hadfield

Indicative selling price

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

Single price

\$480,000

Median sale price

Median price

\$437,500

Land

X

Suburb

Hadfield

Period - From

AUG 2017

to

SEP 2017

Source

Barry Plant Glenroy

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 - 6 Win-Malee Street, Hadfield	\$430,000	21/08/2017
2 - 3 Win-Malee Street, Hadfield	\$435,000	26/08/2017
3 - 20 Win-Malee Street, Hadfield	\$445,000	31/08/2017