Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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1/174 WEST STREET HADFIELD VIC 3046						
e see consumer.vi	c.gov.aı	u/underquoting (*Delete sing	le price	e or range a	as applicable)
		or range between	\$550,0	\$550,000		\$600,000
oplicable)						
\$627,500	Property type		Unit	Unit		Hadfield
01 Nov 2023	to	to 31 Oct 2024 Sou		ource	Corelogic	
Comparable property sales (*Delete A or B below as applicable) A* These are the three properties sold within five kilometres of the property for sale in the last 18 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						
	1/174 WEST Some see consumer.via	1/174 WEST STREET be see consumer.vic.gov.au oplicable) \$627,500 Prop 01 Nov 2023 to sales (*Delete A or B to properties sold within five- nt's representative conside	1/174 WEST STREET HADFIELD Vice see consumer.vic.gov.au/underquoting (or range between state) pplicable) \$627,500 Property type 01 Nov 2023 to 31 Oct 2024 sales (*Delete A or B below as appoproperties sold within five kilometres of the ofts representative considers to be most consideration.	1/174 WEST STREET HADFIELD VIC 3046 se see consumer.vic.gov.au/underquoting (*Delete sing or range between \$550,0 pplicable) \$627,500 Property type Unit 01 Nov 2023 to 31 Oct 2024 S sales (*Delete A or B below as applicable) properties sold within five kilometres of the property font's representative considers to be most comparable to	1/174 WEST STREET HADFIELD VIC 3046 e see consumer.vic.gov.au/underquoting (*Delete single price or range between \$550,000 pplicable) \$627,500 Property type Unit 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale int's representative considers to be most comparable to the price of the property for sale in	1/174 WEST STREET HADFIELD VIC 3046 e see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$550,000 & pplicable) \$627,500 Property type Unit Suburb 01 Nov 2023 to 31 Oct 2024 Source sales (*Delete A or B below as applicable) properties sold within five kilometres of the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to be most comparable to the property for sale in the last 1 ofts representative considers to the last 1 ofts representative c

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were

sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 November 2024



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