

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 The Loop, Hadfield Vic 3046

Indicative selling price

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

Range between \$860,000

&

\$930,000

Median sale price

Median price \$780,000

Property Type House

Suburb Hadfield

Period - From 01/10/2019

to 31/12/2019

Source REIV

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	1 Pimbial Ct HADFIELD 3046	\$985,000	30/11/2019
2	1 Mackinnon Gr GLENROY 3046	\$940,000	28/11/2019
3	86 South St HADFIELD 3046	\$857,000	26/10/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/02/2020 16:43



Property Type:

Agent Comments

Comparable Properties



1 Pimbial Ct HADFIELD 3046 (REI)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 30/11/2019

Rooms: 9

Property Type: House (Res)

Land Size: 300 sqm approx



1 Mackinnon Gr GLENROY 3046 (REI)

Agent Comments



Price: \$940,000

Method: Private Sale

Date: 28/11/2019

Rooms: 6

Property Type: House

Land Size: 697 sqm approx



86 South St HADFIELD 3046 (REI)

Agent Comments



Price: \$857,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 577 sqm approx