

# 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 86 South Street, Hadfield 3046

### Indicative selling price

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

Range between \$730,000 & \$770,000

### Median sale price

Median price \$725,000 Property type House Suburb Hadfield

Period - From MAY 2019 to SEPT 2019 Source [www.realestate.com.au](http://www.realestate.com.au)

### 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 – 32 South Street, Hadfield	\$750,000	18/08/19
2 – 64 South Street, Hadfield	\$800,000	24/08/19
3 – 40 Tassell Street, Hadfield	\$770,000	14/09/19

This Statement of Information was prepared on: 17 September 2019