
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

3/3 Volga Street, Hadfield 3046

Indicative selling price

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

Single Price

\$500,000

Median sale price

Median price	<table border="1"><tr><td>\$526,900</td></tr></table>	\$526,900	Unit	<table border="1"><tr><td>X</td></tr></table>	X	Suburb	<table border="1"><tr><td>Hadfield</td></tr></table>	Hadfield
\$526,900								
X								
Hadfield								
Period - From	<table border="1"><tr><td>10/08/18</td></tr></table>	10/08/18	to	<table border="1"><tr><td>06/09/18</td></tr></table>	06/09/18	Source	<table border="1"><tr><td>RP Data</td></tr></table>	RP Data
10/08/18								
06/09/18								
RP Data								

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 – 4/15 Gish Court, Glenroy	\$527,800	16/05/18
2 – 3/128 Middle Street, Hadfield	\$495,000	25/05/18
3 – 1/119 North Street, Hadfield	\$526,000	05/05/18