

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 1/94 West Street, Hadfield 3046

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$680,000

Unit X

Suburb Hadfield

Period - From OCT 17

to MARCH 18

Source 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
23A Gloucester Street, Hadfield	\$690,000	27/2/2018
2/13 Surrey Street, Hadfield	\$716,000	13/11/2017
1/46 Cosmos Street, Glenroy	\$680,000	11/11/2017