

4/13 South Street, Hadfield Vic 3046

McGrath

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Indicative Selling Price

\$635,000

Median Unit Price

Year ending June 2018: \$580,000

 2  2  1

Rooms:

Property Type:

Agent Comments

Comparable Properties



2/94 West St HADFIELD 3046 (REI)

 2  3  1

Agent Comments

Price: \$825,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 3

Property Type: Townhouse (Res)



1/3 Surrey St HADFIELD 3046 (REI)

 2  1  1

Agent Comments

Price: \$610,000

Method: Private Sale

Date: 11/05/2018

Rooms: 5

Property Type: Unit



9/37 Rhodes Pde OAK PARK 3046 (REI)

 2  1  2

Agent Comments

Price: \$581,000

Method: Private Sale

Date: 14/06/2018

Rooms: -

Property Type: Unit

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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

4/13 South Street, Hadfield Vic 3046

Indicative selling price

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

Single price \$635,000

Median sale price

Median price \$580,000

House

Unit X

Suburb Hadfield

Period - From 01/07/2017

to 30/06/2018

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	2/94 West St HADFIELD 3046	\$625,000	07/04/2018
2	1/3 Surrey St HADFIELD 3046	\$610,000	11/05/2018
3	9/37 Rhodes Pde OAK PARK 3046	\$581,000	14/06/2018

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.~~