



The Realest
Estate.

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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

4/15 Gish Court, Hadfield Vic 3046

Indicative selling price

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

Range between \$530,000

&

\$550,000

Median sale price

Median price \$620,000

House

Unit

X

Suburb Hadfield

Period - From 01/01/2017

to

31/12/2017

Source REIV

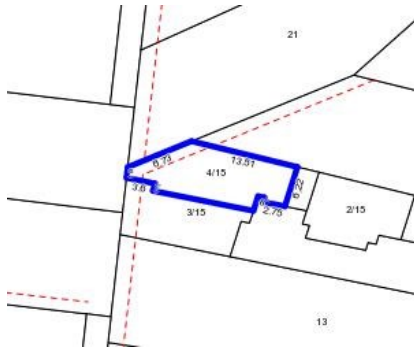
Comparable property sales (*Delete A or B below as applicable)

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 | 3/52 Maude Av GLENROY 3046 | \$570,000 | 09/12/2017 |
| 2 | 30a Bindi St GLENROY 3046 | \$540,000 | 01/11/2017 |
| 3 | 3/121 Evell St GLENROY 3046 | \$535,000 | 16/03/2018 |

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.



Rooms: 3

Property Type: Villa

Agent Comments

Comparable Properties



3/52 Maude Av GLENROY 3046 (REI/VG)

Agent Comments



Price: \$570,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 155 sqm approx

30a Bindi St GLENROY 3046 (VG)

Agent Comments



Price: \$540,000

Method: Sale

Date: 01/11/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



3/121 Evell St GLENROY 3046 (REI)

Agent Comments



Price: \$535,000

Method: Private Sale

Date: 16/03/2018

Rooms: 6

Property Type: Development Site (Res)