

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 1B/19 South Street, Hadfield 3046

Indicative selling price

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

Single Price

\$400,000

Median sale price

Median price \$441,000

Property type Unit

Suburb Hadfield

Period - From JULY 2019

to

OCT 2019

Source 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 – 101C/19 South Street, Hadfield | \$420,000 | 16/09/19 |
| 2 – 2/105 Middle Street, Hadfield | \$409,000 | 17/08/19 |
| 3 – 1/105 Middle Street, Hadfield | \$407,500 | 16/07/19 |

This Statement of Information was prepared on: 7 October 2019