## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 77 West Street, Hadfield Vic 3046

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$715,000								
Median sale price									
Median price	\$625,000	Property Type Unit			Suburb Hadfield				
Period - From	01/01/2020	to	31/03/2020	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.

Add	dress of comparable property	Price	Date of sale
1	8/25-29 Logan St GLENROY 3046	\$720,000	18/03/2020
2	45 Harold St GLENROY 3046	\$715,000	14/02/2020
3	6 Murray St GLENROY 3046	\$700,000	17/04/2020

OR

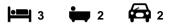
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

04/06/2020 18:57







**Property Type:** Townhouse (Res) Agent Comments 03 9306 0422 0438 644 223 rimbesi@stockdaleggo.com.au

> Indicative Selling Price \$715,000 Median Unit Price March quarter 2020: \$625,000

# Comparable Properties



8/25-29 Logan St GLENROY 3046 (REI)



Price: \$720,000 Method: Sold Before Auction Date: 18/03/2020 Property Type: Townhouse (Res) Land Size: 226 sqm approx



45 Harold St GLENROY 3046 (REI)



Price: \$715,000 Method: Sold Before Auction Date: 14/02/2020 Rooms: 6 Property Type: Townhouse (Res) Land Size: 180 sqm approx



6 Murray St GLENROY 3046 (REI)



Price: \$700,000 Method: Private Sale Date: 17/04/2020 Rooms: 6 Property Type: Townhouse (Res) Land Size: 202 sqm approx Agent Comments

Agent Comments

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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.