

# 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

77 West Street, Hadfield Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$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.

	Address 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



3   2   2

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



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

Agent Comments

3   2   2

**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)**

Agent Comments

3   2   -

**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)**

Agent Comments

3   2   1

**Price:** \$700,000

**Method:** Private Sale

**Date:** 17/04/2020

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 202 sqm approx