

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 2/38 Sutherland Street, Hadfield 3046

Indicative selling price

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

Single price \$479,000

Median sale price

Median price \$487,500 Unit X Suburb Hadfield
Period - From NOV 17 to JAN 18 Source realestate.com.au

Comparable property sales

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 - 2/52 Isla Avenue, Glenroy	\$485,000	25/08/17
2 - 2/7 Caldwell Street, Glenroy	\$466,000	05/01/18
3 - 3/9-11 Katoomba Street, Hadfield	\$455,000	10/01/18