



## 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	3/132 Middle Street, Hadfield Vic 3046
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#### Indicative selling price

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

Range between	\$450,000	&	\$495,000
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#### Median sale price

Median price	\$580,000	House		Unit	X	Suburb	Hadfield
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

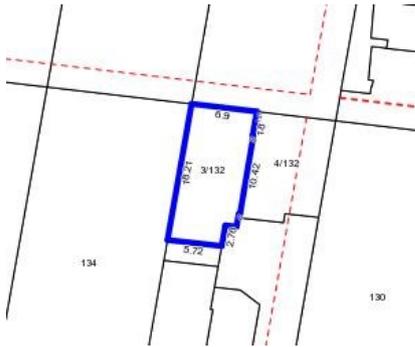
#### Comparable property sales (\*Delete A or B below as applicable)

**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	3/128 Middle St HADFIELD 3046	\$495,000	25/05/2018
2	3/6 South St HADFIELD 3046	\$480,000	18/04/2018
3	3/123 West St HADFIELD 3046	\$470,000	08/09/2018

**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.



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**Rooms:**

**Property Type:** Townhome

Agent Comments

## Comparable Properties



**3/128 Middle St HADFIELD 3046 (REI/VG)**

Agent Comments

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**Price:** \$495,000

**Method:** Private Sale

**Date:** 25/05/2018

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 80 sqm approx

**3/6 South St HADFIELD 3046 (VG)**

Agent Comments

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**Price:** \$480,000

**Method:** Sale

**Date:** 18/04/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 159 sqm approx

**3/123 West St HADFIELD 3046 (REI)**

Agent Comments

 2    1    1

**Price:** \$470,000

**Method:** Auction Sale

**Date:** 08/09/2018

**Rooms:** -

**Property Type:** Townhouse (Res)