

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

7 Nita Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$470,000

&

\$500,000

Median sale price

Median price \$551,000

House

Unit

X

Suburb Hadfield

Period - From 01/04/2018

to

31/03/2019

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	1/27 Hubert Av GLENROY 3046	\$490,000	29/05/2019
2	4/49-51 Austin Cr PASCOE VALE 3044	\$490,000	12/04/2019
3	1a Jensen St HADFIELD 3046		10/05/2019

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.



Rooms:

Property Type: Unit

Land Size: 196 sqm approx

Agent Comments

Comparable Properties



1/27 Hubert Av GLENROY 3046 (REI)

Agent Comments



Price: \$490,000

Method: Sold Before Auction

Date: 29/05/2019

Rooms: 5

Property Type: House (Res)

Land Size: 267 sqm approx



4/49-51 Austin Cr PASCOE VALE 3044 (REI)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 12/04/2019

Rooms: -

Property Type: Villa



1a Jensen St HADFIELD 3046 (REI)

Agent Comments



Price:

Method: Private Sale

Date: 10/05/2019

Rooms: 4

Property Type: Unit

Land Size: 162 sqm approx