

## 2/105 Middle Street, Hadfield Vic 3046



**2 Bed 1 Bath 1 Car**  
**Property Type:** Townhouse  
**Indicative Selling Price**  
 \$409,000  
**Median Unit Price**  
 Year ending June 2019: \$536,000

## Comparable Properties

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**3/1 Meadowbank Street, Glenroy 3046 (REI/VG)**  
**2 Bed 1 Bath 1 Car**  
**Price:** \$442,000  
**Method:** Private Sale  
**Date:** 17/05/2019  
**Property Type:** Townhouse (Single)  
**Agent Comments:** Comparable townhouse with similar accommodation. Superior outdoor space, with a private courtyard.

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**4/105 Middle Street, Hadfield 3046 (REI/VG)**  
**2 Bed 1 Bath 2 Car**  
**Price:** \$429,000  
**Method:** Private Sale  
**Date:** 3/07/2019  
**Property Type:** Unit  
**Agent Comments:** Located at the rear of the same block. Comparable accommodation on one level. No stairs. Superior outdoor space with a private courtyard.

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**1/105 Middle Street, Hadfield 3046 (REI/VG)**  
**2 Bed 2 Bath 1 Car**  
**Price:** \$407,500  
**Method:** Private Sale  
**Date:** 16/07/2019  
**Property Type:** Unit  
**Agent Comments:** Located at the front of the same block. Similar accommodation.

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## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address   
Including suburb or locality and postcode

#### Indicative selling price

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

Single price

#### Median sale price

Median price  Unit  Suburb   
Period - From  to  Source

#### 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
3/1 Meadowbank Street, GLENROY 3046	\$442,000	17/05/2019
4/105 Middle Street, HADFIELD 3046	\$429,000	3/07/2019
1/105 Middle Street, HADFIELD 3046	\$407,500	16/07/2019