

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 4/132 Middle Street, Hadfield Vic 3046

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$550,000 House Unit X Suburb Hadfield

Period - From 01/10/2017 to 30/09/2018 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 | 3/26 Hilton St HADFIELD 3046 | \$500,000 | 15/12/2018 |
| 2 | 3/3 Volga St HADFIELD 3046 | \$487,500 | 03/10/2018 |
| 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.



2 1 1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$480,000
Median Unit Price
Year ending September 2018: \$550,000

Comparable Properties

3/26 Hilton St HADFIELD 3046 (REI)

Agent Comments

2 1 1

Price: \$500,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Unit



3/3 Volga St HADFIELD 3046 (REI/VG)

Agent Comments

2 2 1

Price: \$487,500
Method: Private Sale
Date: 03/10/2018
Rooms: 4
Property Type: Unit

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

Agent Comments

2 1 1

Price: \$470,000
Method: Auction Sale
Date: 08/09/2018
Rooms: -
Property Type: Townhouse (Res)