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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

1/4 Walter Street Hadfield VIC 3046

3 2 1

### Indicative Selling Price

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

Range between \$600,000 & \$660,000

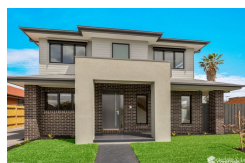
### Median Sale Price

\$727,500 Houses in Hadfield between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

### Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



**1/3 Charles Street Hadfield VIC 3046**

3 2 2

Sold Price **\$650,000** Sold Date **23-Jan-19**

Distance **0.37km**



**1/13 South Street Hadfield VIC 3046**

3 2 2

Sold Price **\$650,000** Sold Date **23-Jan-19**

Distance **0.61km**

RS = Recent sale      UN = Undisclosed Sale

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