

STATEMENT OF INFORMATION

Multiple residential properties located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode 2 & 4/105 Middle Street, Hadfield 3046

Indicative selling price

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

Unit type or class

Unit 2, Two Bedroom Townhouse	Range between	\$490,000	&	\$520,000
Unit 4, Two Bedroom Villa	Range between	\$500,000	&	\$530,000

Suburb unit median sale price

Median price \$476,000

Suburb Hadfield

Period - From 07/08/17 to 06/08/18

Source realestate.com.au

Comparable property sales

These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two Bedroom Townhouse	1 - 5/297 Cumberland Road, Pascoe Vale	\$515,000	03/05/18
	2 - 3/128 Middle Street, Hadfield	\$495,000	28/05/18
	3 - 7 Sutherland Street, Hadfield	\$530,000	13/03/18

Unit type or class	Address of comparable unit	Price	Date of sale
Two Bedroom Villa	1 - 3/19 Maude Avenue, Hadfield	\$520,000	28/07/18
	2 - 4/15 Gish Court, Hadfield	\$527,800	16/05/18
	3 - 8 Birch Court, Pascoe Vale	\$510,000	12/05/18