

## STATEMENT OF INFORMATION

### Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 5 Richmond Street Hadfield Vic 3046

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\*\_\_\_\_\_ or range between \$\*760,000 & \$840,000

#### Median sale price

Median price \$835,000 Property Type House Suburb Hadfield

Period - From 27/10/2021 to 27/10/2021 Source REA

#### 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
1 186 West Street Hadfield 3046	\$790,000	12/08/2021
2 14 Epping Street Hadfield 3046	\$837,500	22/05/2021
3 9 Curtain Avenue Hadfield 3046	\$815,000	25/10/2021

**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.

This Statement of Information was prepared on: 28/10/2021