

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 2 & 4/105 Middle Street, Hadfield 3046 postcode

Indicative selling price

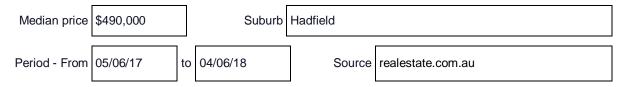
For the meaning of this price see consumer.vic.gov.au/underquoting

 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



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 |
|--------------------------|--|-----------|--------------|
| | 1 - 3/128 Middle Street, Hadfield Bedroom 2 - 2/38 Sutherland Street, Hadfield | \$495,000 | 28/05/18 |
| Two Bedroom Townhouse | 2 - 2/38 Sutherland Street, Hadfield | \$487,000 | 15/02/18 |
| | 3 - 1/119 North Street, Hadfield | \$526,000 | 05/05/18 |



| Unit type or class | Address of comparable unit | Price | Date of sale |
|--------------------|--------------------------------|-----------|--------------|
| Two Bedroom Villa | 1 - 8 Birch Court, Pascoe Vale | \$510,000 | 12/05/18 |
| | 2 - 4/15 Gish Court, Hadfield | \$527,800 | 16/05/18 |
| | 3 - 3/94 West Street, Hadfield | \$490,000 | 02/02/18 |