

## 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](http://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 \$490,000

Suburb Hadfield

Period - From 05/06/17 to 04/06/18

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 - 3/128 Middle Street, Hadfield	\$495,000	28/05/18
	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