

Marwan Abdulwahed 03 8781 3888 0420 647 396 marwan.a@eview.com.au

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	28 Walter Street, Hadfield Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$545,000	&	\$595,000
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#### Median sale price

Median price	\$785,000	Hou	se X	Unit		Suburb	Hadfield
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

## 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.

Ad	dress of comparable property	Price	Date of sale
1	13 Lockley St HADFIELD 3046	\$598,000	18/09/2017
2	25 Hilda St GLENROY 3046	\$570,000	19/08/2017
3	99 Hilton St HADFIELD 3046	\$550,000	22/07/2017

#### 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.

**Account** - Claudio + Marwan Residential - Eview Group | P: 0387813888 | F: 0397811547





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**Indicative Selling Price** \$545,000 - \$595,000 **Median House Price** June quarter 2017: \$785,000





Rooms:

Property Type: House Land Size: 286 sqm approx

**Agent Comments** 

# Comparable Properties

13 Lockley St HADFIELD 3046 (VG)





Price: \$598,000 Method: Sale Date: 18/09/2017

Rooms: -

Property Type: House (Res) Land Size: 696 sqm approx

3





Price: \$570,000 Method: Auction Sale Date: 19/08/2017

Rooms: -

Property Type: House Land Size: 310 sqm approx





Price: \$550,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

Property Type: House (Res) Land Size: 325 sqm approx

Agent Comments

**Agent Comments** 

**Agent Comments** 

99 Hilton St HADFIELD 3046 (REI/VG)





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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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