

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 including suburb and postcode

121 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)

Single price \$830,000 or range between &

**Median sale price**

Median price \$660,000 \*House x \*unit Suburb or locality Hadfield  
Period - From September 2016 to August 2017 Source CoreLogic Rp Data

**Comparable property sales**

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. 26 Halsbury St Hadfield	\$825,000	25/3/17
2. 23 Volga St Hadfield	\$800,000	19/8/17
3. 70 West St Hadfield	\$840,000	4/3/17