Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

109/15 South Street, Hadfield Vic 3046

Indicative selling price

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

Single price \$420,000

Median sale price

| Median price | \$615,000 | Pro | operty Type Unit | t | | Suburb | Hadfield |
|---------------|------------|-----|------------------|----|------|--------|----------|
| Period - From | 01/07/2022 | to | 30/06/2023 | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-----------|--------------|
| 1 | 6/3 Pascoe St PASCOE VALE 3044 | \$400,000 | 03/06/2023 |
| 2 | 9/3 Pascoe St PASCOE VALE 3044 | \$395,000 | 19/04/2023 |
| 3 | 8/3 Pascoe St PASCOE VALE 3044 | \$390,000 | 23/04/2023 |

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:

18/08/2023 14:20



McGrath





Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$420,000 Median Unit Price Year ending June 2023: \$615,000

Comparable Properties



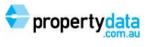




Price: \$390,000 Method: Sale Date: 23/04/2023 Property Type: Subdivided Unit/Villa/Townhouse - Single OYO Unit

Account - McGrath | P: 03 8312 9222 | F: 03 9354 2586





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