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<br>Including suburb and postcode | 27 THE LOOP HADFIELD VIC 3046 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $1,150,000 | & | $1,250,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $850,000 | Property type | House | Suburb | Hadfield |
| Period-from | 01 Sep 2022 | to | 31 Aug 2023 | Source | Corelogic |

## 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 6 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 |
|---|---|---|
| 9 WIN-MALEE STREET HADFIELD VIC 3046 | $1,207,000 | 02-Sep-23 |
| 35 EAST STREET HADFIELD VIC 3046 | $1,170,000 | 02-May-23 |
| | | |

**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 6 months.

This Statement of Information was prepared on: 21 September 2023