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	19 Oxford Street, Hadfield

Indicative selling price

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

or range between	$660,000	&	$700,000

Median sale price

Median price	$678,172	*House	X	Suburb	Hadfield
Period - From	NOV 2016	to	MAY 2017	Source	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 – 63 East Street, Hadfield	$665,000	11/03/2017
2 – 15 Lawrence Street, Hadfield	$678,000	25/11/2017
3 – 6 Curtin Avenue, Hadfield	$691,545	09/11/2016