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	60 West Street, Hadfield 3046

Indicative selling price

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

Range between	$700,000	&	$750,000

Median sale price

Median price	$750,000	House	X	Suburb	Hadfield
Period - From	28/02/18	to	27/0818	Source	RP Data Corelogic

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 - 71 Farview Street, Glenroy	$770,000	24/03/18
2 - 39 Davies Street, Hadfield	$740,000	18/08/18
3 - 34 Dickinson Street, Hadfield	$750,000	03/03/18