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	5/22 Win-Malee Street, Hadfield 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	$450,000	~~or range between~~	~~$~~	~~&~~	~~$~~

Median sale price

Median price	$424,500	Property type	Townhouse	Suburb	Hadfield
Period - From	June 2019	to	Dec 2019	Source	www.realestate.com.au

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.

Address of comparable property	Price	Date of sale
1 – 2/22 Win Malee Street, Hadfield	$460,000	02/12/19
2 – 1/22 Win Malee Street, Hadfield	$485,000	04/12/19
3 – 2/128 Middle Street, Hadfield	$470,000	05/11/19

~~**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: 10 December 2019