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	36 Dickinson 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~~	~~$~~	or range between	$890,000	&	$950,000

Median sale price

Median price	$750,000	Property type	House	Suburb	Hadfield
Period - From	11/10/20	to	09/04/21	Source	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 – 42 West Street, Hadfield	$903,000	13/02/21
2 – 96 South Street, Hadfield	$899,000	12/12/20
3 – 9 Eucra Street, Hadfield	$997,000	20/03/21

~~**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: 9 April 2021