Statement of Information
Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address Including suburb and postcode	Unit 4 & Unit 5/87 West Street 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)

Unit type or class	Single price	~~Lower price~~		~~Higher price~~
Two-bedroom units	$430,000	~~Or range between~~ $	&	$

Additional entries may be included or attached as required. Suburb unit median sale price

Median price	$601,250	Suburb	Hadfield		
Period - From	01 JUNE 2021	To	31 MAY 2022	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class	Address of comparable unit	Price	Date of sale
Two-bedroom units (Unit 4)	21/21 STATION ROAD OAK PARK VIC 3046	$425,000	29-Mar-22
	3/39 BINDI STREET GLENROY VIC 3046	$443,000	23-Mar-22
	16/9 PASCOE STREET PASCOE VALE VIC 3044	$400,000	10-Jun-22

Unit type or class	Address of comparable unit	Price	Date of sale
Two-bedroom units (Unit 5)	21/21 STATION ROAD OAK PARK VIC 3046	$425,000	29-Mar-22
	204B/19 SOUTH STREET HADFIELD VIC 3046	$400,000	07-Apr-22
	3/80 JUSTIN AVENUE GLENROY VIC 3046	$475,000	05-Mar-22

~~**OR**~~

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.~~

This Statement of Information was prepared on: 07 JUNE 2022