

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

1/1 BARUNAH 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)

Single Price

or range
between

\$675,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

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 6 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

1/47 DAVIES STREET HADFIELD VIC 3046	\$721,500	27-Jan-24
3/2 WALTER STREET HADFIELD VIC 3046	\$650,000	16-Nov-23
1/32 SUTHERLAND STREET HADFIELD VIC 3046	\$645,000	14-Oct-23

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 6 months.~~

This Statement of Information was prepared on: 16 February 2024



**1/47 DAVIES STREET HADFIELD
VIC 3046**

 3  2  2

Sold Price

^{RS} **\$721,500** Sold Date **27-Jan-24**

Distance **1km**



**3/2 WALTER STREET HADFIELD
VIC 3046**

 3  2  2

Sold Price

\$650,000 Sold Date **16-Nov-23**

Distance **1.08km**



**1/32 SUTHERLAND STREET
HADFIELD VIC 3046**

 3  2  2

Sold Price

\$645,000 Sold Date **14-Oct-23**

Distance **0.85km**

RS = Recent sale **UN** = Undisclosed Sale

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