

## 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

3/3 STAPLES COURT HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$475,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2021

to

31 Oct 2022

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

2/3 STAPLES COURT HADFIELD VIC 3046	\$470,000	15-Apr-22
4/3 STAPLES COURT HADFIELD VIC 3046	\$516,000	14-Nov-22
2/42 FAIRMOUNT STREET HADFIELD VIC 3046	\$540,000	19-Sep-22

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: 22 November 2022



**2/3 STAPLES COURT HADFIELD  
VIC 3046**

 2  1  1

Sold Price **\$470,000** Sold Date **15-Apr-22**

Distance **0.01km**



**4/3 STAPLES COURT HADFIELD  
VIC 3046**

 2  1  2

Sold Price <sup>RS</sup> **\$516,000** Sold Date **14-Nov-22**

Distance **0.01km**



**2/42 FAIRMOUNT STREET  
HADFIELD VIC 3046**

 2  1  1

Sold Price <sup>RS</sup> **\$540,000** Sold Date **19-Sep-22**

Distance **0.62km**

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

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