

# 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

42 West Street, Hadfield Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$830,000

### Median sale price

Median price

\$805,500

Property Type

House

Suburb

Hadfield

Period - From

01/07/2020

to

30/09/2020

Source

REIV

### 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	55 David St HADFIELD 3046	\$860,000	08/10/2020
2	3 Eucra St HADFIELD 3046	\$791,000	22/08/2020
3	11a South St HADFIELD 3046	\$780,000	19/12/2020

**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:

04/01/2021 12:51



3 2 2

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

Agent Comments

## Comparable Properties



**55 David St HADFIELD 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$860,000

**Method:** Private Sale

**Date:** 08/10/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 597 sqm approx



**3 Eucra St HADFIELD 3046 (REI)**

Agent Comments

3 1 -

**Price:** \$791,000

**Method:** Auction Sale

**Date:** 22/08/2020

**Property Type:** House (Res)

**Land Size:** 680 sqm approx



**11a South St HADFIELD 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$780,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** House (Res)