

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

7/84-88 Middle 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

\$470,000

& or range
between

\$

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2020

to

31 Oct 2021

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

5/71 South Street Hadfield VIC 3046	\$530,000	08-Aug-21
3/84-88 Middle Street Hadfield VIC 3046	\$500,000	06-Jul-21
4/64 Fairmount Street Hadfield VIC 3046	\$470,000	14-Aug-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 6 months.~~

This Statement of Information was prepared on: 10 November 2021

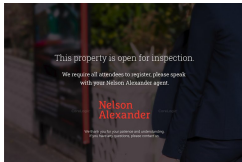


5/71 South Street Hadfield VIC 3046

 2  1  2

Sold Price **\$530,000** Sold Date **08-Aug-21**

Distance **0.68km**



3/84-88 Middle Street Hadfield VIC 3046

 2  1  1

Sold Price **\$500,000** Sold Date **06-Jul-21**

Distance **0.02km**



4/64 Fairmount Street Hadfield VIC 3046

 2  1  2

Sold Price ^{RS} **\$470,000** ^{UN} Sold Date **14-Aug-21**

Distance **0.9km**

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

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