

## 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

4/107 WEST STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/105 MIDDLE STREET HADFIELD VIC 3046	\$499,000	16-Jan-23
7/96 PLUMPTON AVENUE GLENROY VIC 3046	\$500,000	28-Jan-23
7/3 GLADSTONE PARADE GLENROY VIC 3046	\$475,000	21-Feb-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: 20 September 2023



**1/105 MIDDLE STREET HADFIELD  
VIC 3046**

 2  2  1

Sold Price

**\$499,000**

Sold Date

**16-Jan-23**

Distance

**0.53km**



**7/96 PLUMPTON AVENUE  
GLENROY VIC 3046**

 2  1  1

Sold Price

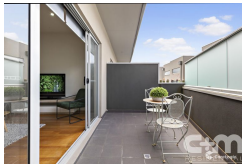
**\$500,000**

Sold Date

**28-Jan-23**

Distance

**1.43km**



**7/3 GLADSTONE PARADE  
GLENROY VIC 3046**

 2  2  1

Sold Price

**\$475,000**

Sold Date

**21-Feb-23**

Distance

**2km**

RS = Recent sale

UN = Undisclosed Sale

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