

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address  
Including suburb and  
postcode

8 Barbara Street, Hadfield

### 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)

Range between

\$790,000

&

\$840,000

### Median sale price

Median price

\$870,000

Property type

House

Suburb

Hadfield

Period - From

Aug 2023

to

Dec 2023

Source

Pricefinder

### 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.	12 Eucra Street, Hadfield	\$820,000	20.12.23
2.	8 Talbot Street, Hadfield	\$805,000	11.11.23
3.	4 Jensen Street, Hadfield	\$820,000	20.10.23

This Statement of Information was prepared on:

22.01.2024