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	2 Pimbial Court, Hadfield Vic 3046
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$884,250	Pro	perty Type	House		Suburb	Hadfield
Period - From	01/04/2023	to	31/03/2024		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	48 Snell Gr PASCOE VALE 3044	\$1,340,000	21/10/2023
2	27 The Loop HADFIELD 3046	\$1,260,000	21/10/2023
3	136a East St HADFIELD 3046	\$1,192,000	05/04/2024

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:	19/04/2024 13:44









Rooms: 8

Property Type: House Land Size: 331 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 **Median House Price** Year ending March 2024: \$884,250

Comparable Properties



48 Snell Gr PASCOE VALE 3044 (REI)

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Price: \$1,340,000 Method: Private Sale Date: 21/10/2023 Rooms: 5

Property Type: House (Res) Land Size: 327 sqm approx

Agent Comments



27 The Loop HADFIELD 3046 (REI)





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Price: \$1,260,000 Method: Auction Sale Date: 21/10/2023

Property Type: House (Res) Land Size: 530 sqm approx **Agent Comments**



136a East St HADFIELD 3046 (REI)





Price: \$1,192,000 Method: Private Sale Date: 05/04/2024 Rooms: 6

Property Type: House (Res) Land Size: 320 sqm approx

Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938





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