

## 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

3B/19 South 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jan 2020

to

31 Dec 2020

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

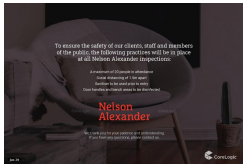
Date of sale

102B/19 South Street Hadfield VIC 3046	\$380,000	28-Oct-20
6/23-37 Domain Street Hadfield VIC 3046	\$360,000	30-Oct-20
6A/14 Caringa Street Hadfield VIC 3046	\$290,100	09-Nov-20

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: 11 January 2021



**102B/19 South Street Hadfield VIC 3046**

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date **28-Oct-20**

 2  1  1

Distance -



**6/23-37 Domain Street Hadfield VIC 3046**

Sold Price

**\$360,000**

Sold Date **30-Oct-20**

 2  1  1

Distance **0.68km**



**6A/14 Caringa Street Hadfield VIC 3046**

Sold Price

**\$290,100**

Sold Date **09-Nov-20**

 2  1  1

Distance **0.04km**

RS = Recent sale      UN = Undisclosed Sale

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