

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

2/3 EDGAR 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

or range
between

\$690,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/109 WEST STREET HADFIELD VIC 3046	\$699,000	18-Jan-24
2/61 MAUDE AVENUE GLENROY VIC 3046	\$722,500	03-Nov-23
2/3 CHURCHILL STREET GLENROY VIC 3046	\$695,000	23-Jan-24

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: 01 February 2024



1/109 WEST STREET HADFIELD VIC 3046 Sold Price

^{RS} **\$699,000** Sold Date **18-Jan-24**

 3  2  1

Distance **0.76km**



2/61 MAUDE AVENUE GLENROY VIC 3046 Sold Price

\$722,500 Sold Date **03-Nov-23**

 3  2  1

Distance **1.27km**



2/3 CHURCHILL STREET GLENROY VIC 3046 Sold Price

^{RS} **\$695,000** Sold Date **23-Jan-24**

 3  2  1

Distance **2.45km**

RS = Recent sale

UN = Undisclosed Sale

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