

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

12 NORTH 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

\$899,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2021

to

31 Mar 2022

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

33 FARVIEW STREET GLENROY VIC 3046	\$1,170,000	20-Oct-21
10 NORTH STREET HADFIELD VIC 3046	\$920,000	-
1/30 ALEXANDRA STREET PASCOE VALE VIC 3044	\$900,000	19-Oct-21

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: 27 April 2022

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33 FARVIEW STREET GLENROY VIC 3046

Sold Price **\$1,170,000** Sold Date **20-Oct-21**

3 2 2

Distance -



10 NORTH STREET HADFIELD VIC 3046

Sold Price **\$920,000** Sold Date -

3 2 2

Distance -



1/30 ALEXANDRA STREET PASCOE VALE VIC 3044

Sold Price **\$900,000** Sold Date **19-Oct-21**

3 2 2

Distance -

Inspections

- By appointment only
- Attendees must be from the same household
- All attendees MUST check in using QR code provided

COVID-19 RESTRICTIONS FROM 11:00PM FRIDAY 17TH SEPTEMBER

RS = Recent sale UN = Undisclosed Sale

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