

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

113 South Street, Hadfield Vic 3046

Indicative selling price

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

Single price

\$840,000

Median sale price

Median price

\$685,000

Property Type

Unit

Suburb

Hadfield

Period - From

01/04/2021

to

30/06/2021

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	1/44 Leonard Av GLENROY 3046	\$841,000	15/07/2021
2	24b Leonard Av GLENROY 3046	\$815,000	13/05/2021
3	2/12 Curie Av OAK PARK 3046	\$865,000	31/03/2021

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:

30/07/2021 11:55



3 3 2

Property Type: Townhouse
(Single)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$840,000

Median Unit Price

June quarter 2021: \$685,000

Comparable Properties

1/44 Leonard Av GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$841,000

Method: Auction Sale

Date: 15/07/2021

Property Type: Townhouse (Res)

Land Size: 238 sqm approx



24b Leonard Av GLENROY 3046 (REI)

Agent Comments

4 3 2

Price: \$815,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Townhouse (Res)

Land Size: 199 sqm approx



2/12 Curie Av OAK PARK 3046 (REI)

Agent Comments

4 3 1

Price: \$865,000

Method: Private Sale

Date: 31/03/2021

Property Type: Townhouse (Res)

Land Size: 167 sqm approx