

## 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

59 DAVID 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

\$700,000

&

\$765,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2021

to

31 Aug 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

7C ST JAMES STREET HADFIELD VIC 3046	\$720,000	02-Aug-22
2/18 LAWRENCE STREET HADFIELD VIC 3046	\$830,000	27-Jul-22
12 NORTH STREET HADFIELD VIC 3046	\$860,000	05-May-22

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: 20 September 2022



**7C ST JAMES STREET HADFIELD  
VIC 3046**

 2  2  1

Sold Price **\$720,000** Sold Date **02-Aug-22**

Distance **0.58km**



**2/18 LAWRENCE STREET  
HADFIELD VIC 3046**

 3  2  2

Sold Price **\$830,000** Sold Date **27-Jul-22**

Distance **0.65km**



**12 NORTH STREET HADFIELD VIC  
3046**

 3  2  2

Sold Price **\$860,000** Sold Date **05-May-22**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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