

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

6/1 Staples Court 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

\$529,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/1 Staples Court Hadfield VIC 3046	\$540,000	29-Oct-20
2/99 East Street Hadfield VIC 3046	\$547,500	24-Oct-20
2/21 Morell Street Glenroy VIC 3046	\$535,000	17-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: 24 February 2021



4/1 Staples Court Hadfield VIC 3046

Sold Price **\$540,000** Sold Date **29-Oct-20**

 2  1  1

Distance **0.03km**



2/99 East Street Hadfield VIC 3046

Sold Price **\$547,500** Sold Date **24-Oct-20**

 2  1  1

Distance **0.27km**



2/21 Morell Street Glenroy VIC 3046

Sold Price **\$535,000** Sold Date **17-Nov-20**

 2  2  1

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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