

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 KATOOMBA 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$627,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/16 HILTON STREET HADFIELD VIC 3046	\$692,000	31-May-24
1/16 MIKADO STREET HADFIELD VIC 3046	\$720,000	24-Jul-24
2B JENSEN STREET HADFIELD VIC 3046	\$755,000	11-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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**1/16 HILTON STREET HADFIELD
VIC 3046**

3 2 1

Sold Price

\$692,000

Sold Date

31-May-24

Distance

0.62km



**1/16 MIKADO STREET HADFIELD
VIC 3046**

3 2 1

Sold Price

\$720,000

Sold Date

24-Jul-24

Distance

0.81km



**2B JENSEN STREET HADFIELD VIC
3046**

3 2 2

Sold Price

\$755,000

Sold Date

11-May-24

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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