

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

1/20 Lawrence 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

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

2/20 Lawrence Street Hadfield VIC 3046	\$700,000	21-Dec-20
15 Jessie Hunter Street Hadfield VIC 3046	\$673,000	28-Jun-20
198A Derby Street Pascoe Vale VIC 3044	\$737,000	27-Jun-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.~~

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2/20 Lawrence Street Hadfield VIC 3046

Sold Price

^{RS} **\$700,000** Sold Date **21-Dec-20**

3 2 2

Distance **0.02km**



15 Jessie Hunter Street Hadfield VIC 3046

Sold Price

\$673,000 Sold Date **28-Jun-20**

3 2 1

Distance **0.41km**



198A Derby Street Pascoe Vale VIC 3044

Sold Price

\$737,000 Sold Date **27-Jun-20**

3 1 1

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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