

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

111/15 SOUTH 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2024

to

31 Mar 2025

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

4/297A CUMBERLAND ROAD PASCOE VALE VIC 3044	\$480,000	24-Dec-24
2/6 TABILK STREET FAWKNER VIC 3060	\$455,000	12-Oct-24
6/15 MARAMA STREET COBURG NORTH VIC 3058	\$418,000	21-Nov-24

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: 03 April 2025

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**4/297A CUMBERLAND ROAD
PASCOE VALE VIC 3044**

2 2 1

Sold Price **\$480,000** Sold Date **24-Dec-24**

Distance **0.87km**



**2/6 TABILK STREET FAWKNER VIC
3060**

2 1 1

Sold Price **\$455,000** Sold Date **12-Oct-24**

Distance **1.2km**



**6/15 MARAMA STREET COBURG
NORTH VIC 3058**

2 1 1

Sold Price **\$418,000** Sold Date **21-Nov-24**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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