

## 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

3/123 SOUTH STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2021

to

31 Oct 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

2/55 KENT ROAD PASCOE VALE VIC 3044	\$645,000	08-Sep-22
4/101 GLENROY ROAD GLENROY VIC 3046	\$400,000	05-Oct-22
4/93 HILTON STREET HADFIELD VIC 3046	\$410,000	06-Sep-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: 02 November 2022

Alex Silver

M 0439536931

E asilver@bradtealwoodards.com.au

**2/55 KENT ROAD PASCOE VALE  
VIC 3044** 2  1  1

Sold Price

**\$645,000**Sold Date **08-Sep-22**Distance **0.85km****4/101 GLENROY ROAD GLENROY  
VIC 3046** 2  1  1

Sold Price

<sup>RS</sup> **\$400,000** <sup>UN</sup>Sold Date **05-Oct-22**Distance **1.4km****4/93 HILTON STREET HADFIELD  
VIC 3046** 2  1  1

Sold Price

**\$410,000**Sold Date **06-Sep-22**Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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