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

67 EAST STREET HADFIELD VIC 3046

Indicative selling price

Period-from

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

Single Price		or rang betwee	5 38000000	&	\$850,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$850,000	Property type	House	Suburb	Hadfield				

31 Jan 2025

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

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale
5 EILEEN STREET HADFIELD VIC 3046	\$805,000	08-Feb-25
14 ANGUS STREET HADFIELD VIC 3046	\$835,000	08-Nov-24
61 EAST STREET HADFIELD VIC 3046	\$850,000	18-Sep-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.

This Statement of Information was prepared on: 10 February 2025

Source



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consumer.vic.gov.au



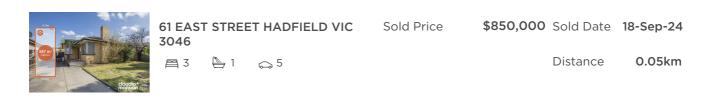
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	5 EILEEN STREET HADFIELD VIC 3046			Sold Price	^{RS} \$805,000	Sold Date	08-Feb-25
Stockdal Legg	3	1	⇔ 4			Distance	0.88km



14 ANGUS STREET HADFIELD VIC 3046			Sold Price	\$835,000	Sold Date 08-Nov-24	
₽ 3	🏷 1	ç⇒ 2			Distance	0.45km



RS = Recent sale UN = Undisclosed Sale

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