

## 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

7A NEIL STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/1 LOCKLEY STREET HADFIELD VIC 3046	\$599,000	02-Aug-22
1/53 NORTH STREET HADFIELD VIC 3046	\$600,000	18-Oct-22
2/80 WEST STREET HADFIELD VIC 3046	\$715,000	02-Nov-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: 16 February 2023



**2/1 LOCKLEY STREET HADFIELD  
VIC 3046**

 2  2  1

Sold Price

**\$599,000**

Sold Date **02-Aug-22**

Distance

**0.8km**



**1/53 NORTH STREET HADFIELD  
VIC 3046**

 2  1  1

Sold Price

**\$600,000**

Sold Date **18-Oct-22**

Distance

**0.91km**



**2/80 WEST STREET HADFIELD VIC  
3046**

 -  -  -

Sold Price

<sup>RS</sup> **\$715,000**

Sold Date **02-Nov-22**

Distance

**0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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