

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

7 FRANCIS 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Hadfield

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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

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.

Address of comparable property

Price

Date of sale

40 HILTON STREET HADFIELD VIC 3046	\$810,000	07-Nov-24
14 ANGUS STREET HADFIELD VIC 3046	\$835,000	08-Nov-24
35 ANGUS STREET HADFIELD VIC 3046	\$872,500	24-Oct-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: 04 February 2025

**40 HILTON STREET HADFIELD VIC
3046**

Sold Price

\$810,000Sold Date **07-Nov-24**

3 1 1

Distance **1.27km****14 ANGUS STREET HADFIELD VIC
3046**

Sold Price

\$835,000Sold Date **08-Nov-24**

3 1 2

Distance **0.59km****35 ANGUS STREET HADFIELD VIC
3046**

Sold Price

\$872,500Sold Date **24-Oct-24**

3 1 2

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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