

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

1/15 GISH COURT 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

\$575,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2022

to

30 Sep 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

5/31-33 DAVIES STREET HADFIELD VIC 3046	\$590,000	17-May-23
3/1 LOCKLEY STREET HADFIELD VIC 3046	\$550,000	09-Jun-23
3/94 WEST STREET HADFIELD VIC 3046	\$553,000	15-Sep-23

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: 04 October 2023

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5/31-33 DAVIES STREET HADFIELD VIC 3046 Sold Price ^{RS} **\$590,000** Sold Date **17-May-23**

 2  2  1

Distance **0.42km**



3/1 LOCKLEY STREET HADFIELD VIC 3046 Sold Price **\$550,000** Sold Date **09-Jun-23**

 2  1  1

Distance **0.91km**



3/94 WEST STREET HADFIELD VIC 3046 Sold Price ^{RS} **\$553,000** Sold Date **15-Sep-23**

 2  1  1

Distance **0.95km**

RS = Recent sale **UN** = Undisclosed Sale

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