

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Address
Including suburb and
postcode

44 Hilton Street, Hadfield 3046

Indicative selling price

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

Price range \$815,000

\$865,000

Median sale price

Median price \$800,000

Property type House

Suburb Hadfield

Period - From Aug 2024

to

Jan 2025

Source Pricefinder

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 six 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
1.	13 Barunah Street, Hadfield	\$900,000	23.12.2024
2.	19 Neil Street, Hadfield	\$905,000	9.11.204
3.	8 Barunah Street, Hadfield	\$876,000	21.9.2024

This Statement of Information was prepared on:

04.02.2025