

# 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

16 Talbot Street, Hadfield Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$900,000

&

\$920,000

### Median sale price

Median price \$851,000

Property Type House

Suburb Hadfield

Period - From 01/07/2024

to

30/09/2024

Source REIV

### 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	24 Talbot St HADFIELD 3046	\$850,000	15/11/2024
2	19 Neil St HADFIELD 3046	\$905,000	09/11/2024
3	107 East St HADFIELD 3046	\$925,000	10/10/2024

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 six months.~~

This Statement of Information was prepared on:

16/11/2024 12:38

16 Talbot Street, Hadfield Vic 3046

Stockdale  
& Leggo

Daniel Imbesi  
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Indicative Selling Price

\$900,000 - \$920,000

Median House Price

September quarter 2024: \$851,000



5 2 6

Property Type: House  
Land Size: 591 sqm approx  
Agent Comments

## Comparable Properties



24 Talbot St HADFIELD 3046 (REI)

Agent Comments

3 1 2

Price: \$850,000  
Method: Private Sale  
Date: 15/11/2024  
Rooms: 5  
Property Type: House (Res)  
Land Size: 591 sqm approx



19 Neil St HADFIELD 3046 (REI)

Agent Comments

3 1 2

Price: \$905,000  
Method: Auction Sale  
Date: 09/11/2024  
Property Type: House (Res)  
Land Size: 613 sqm approx



107 East St HADFIELD 3046 (REI)

Agent Comments

4 2 2

Price: \$925,000  
Method: Sold Before Auction  
Date: 10/10/2024  
Rooms: 6  
Property Type: House (Res)  
Land Size: 604 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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