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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$900,000		&		\$920,000			
Median sale p	rice							
Median price	\$851,000	Pro	operty Type	Hous	se		Suburb	Hadfield
Period - From	01/07/2024	to	30/09/2024		So	urce	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.

Ad	dress 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







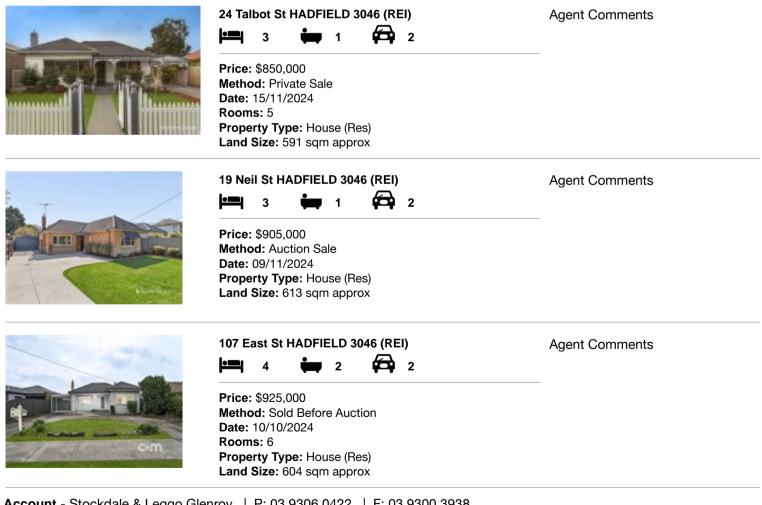


Property Type: House Land Size: 591 sqm approx Agent Comments

Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$900,000 - \$920,000 Median House Price September quarter 2024: \$851,000

Comparable Properties



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



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