

# 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

5 Eileen Street, Hadfield Vic 3046

### Indicative selling price

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

Range between \$780,000 & \$830,000

### 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	152 East St HADFIELD 3046	\$801,000	16/11/2024
2	14 Angus St HADFIELD 3046	\$835,000	08/11/2024
3	11 Eileen St HADFIELD 3046	\$800,000	23/08/2024

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:

16/12/2024 16:40



**Rooms:** 5

**Property Type:** House

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**152 East St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$801,000

**Method:** Auction Sale

**Date:** 16/11/2024

**Property Type:** House (Res)

**Land Size:** 685 sqm approx



**14 Angus St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$835,000

**Method:** Sold Before Auction

**Date:** 08/11/2024

**Property Type:** House (Res)

**Land Size:** 541 sqm approx



**11 Eileen St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 23/08/2024

**Property Type:** House

**Land Size:** 697 sqm approx

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