## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$800,000

# Property offered for sale

Address	5 Eileen Street, Hadfield Vic 3046
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

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

#### Median sale price

Median price	\$851,000	Pro	perty 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

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



23/08/2024



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

Indicative Selling Price \$780,000 - \$830,000 Median House Price September quarter 2024: \$851,000





Rooms: 5

**Property Type:** House **Land Size:** 697 sqm approx

**Agent Comments** 

# Comparable Properties



152 East St HADFIELD 3046 (REI)

•=

3

**—** 

J 1

**a** 2

Price: \$801,000 Method: Auction Sale Date: 16/11/2024

**Property Type:** House (Res) **Land Size:** 685 sqm approx

**Agent Comments** 



14 Angus St HADFIELD 3046 (REI)

•

3

1



Price: \$835,000

Method: Sold Before Auction

Date: 08/11/2024

**Property Type:** House (Res) **Land Size:** 541 sqm approx

**Agent Comments** 



11 Eileen St HADFIELD 3046 (REI)

•=

4

Price: \$800,000 Method: Private Sale Date: 23/08/2024 Property Type: House Land Size: 697 sqm approx

**—** 

8

**4** 

Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.