

## 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 NEIL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$775,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$643,000

Property type

Unit

Suburb

Hadfield

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

### 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 6 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

3/41 WARWICK ROAD PASCOE VALE VIC 3044

\$785,000

16-Mar-24

2/21 DAVIES STREET HADFIELD VIC 3046

\$812,000

17-Apr-24

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 6 months.

This Statement of Information was prepared on: 02 May 2024



**3/41 WARWICK ROAD PASCOE  
VALE VIC 3044**

 4  2  1

Sold Price

**\$785,000**

Sold Date

**16-Mar-24**

Distance

**1.36km**



**2/21 DAVIES STREET HADFIELD  
VIC 3046**

 4  2  1

Sold Price

<sup>RS</sup>**\$812,000**

Sold Date

**17-Apr-24**

Distance

**0.62km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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