

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

2/20 Neil Street Hadfield VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$660,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Other

Suburb

Hadfield

Period-from

01 Aug 2019

to

31 Jul 2020

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

3/21 Sutherland Street Hadfield VIC 3046	\$672,000	30-Jul-20
1/128 Middle Street Hadfield VIC 3046	\$690,000	22-May-20
2/53 North Street Hadfield VIC 3046	\$740,000	23-Apr-20

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: 06 August 2020



3/21 Sutherland Street Hadfield VIC 3046 Sold Price ^{RS} **\$672,000** Sold Date **30-Jul-20**
 3 2 2 Distance **0.69km**



1/128 Middle Street Hadfield VIC 3046 Sold Price ^{RS} **\$690,000** Sold Date **22-May-20**
 3 2 2 Distance **0.16km**



2/53 North Street Hadfield VIC 3046 Sold Price **\$740,000** Sold Date **23-Apr-20**
 3 2 2 Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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