

## 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

3A 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2023

to

31 May 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

2/31 MAUDE AVENUE GLENROY VIC 3046	\$647,800	06-Mar-24
2/156 MELBOURNE AVENUE GLENROY VIC 3046	\$660,000	21-Mar-24
1/38 SADIE STREET GLENROY VIC 3046	\$650,000	31-May-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: 24 June 2024



**2/31 MAUDE AVENUE GLENROY  
VIC 3046**

 2  2  1

Sold Price

**\$647,800**

Sold Date **06-Mar-24**

Distance **0.97km**



**2/156 MELBOURNE AVENUE  
GLENROY VIC 3046**

 2  2  1

Sold Price

**\$660,000**

Sold Date **21-Mar-24**

Distance **1.84km**



**1/38 SADIE STREET GLENROY VIC  
3046**

 2  2  1

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date **31-May-24**

Distance **1.43km**



**2/17 APSLEY STREET GLENROY  
VIC 3046**

 2  2  1

Sold Price

**\$650,000**

Sold Date **07-Mar-24**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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