

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

5/31-33 DAVIES 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/1 LOCKLEY STREET HADFIELD VIC 3046	\$599,000	02-Aug-22
24 STONEWOOD CIRCUIT HADFIELD VIC 3046	\$640,000	16-Nov-22
2A JENSEN STREET HADFIELD VIC 3046	\$660,000	29-Oct-22

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: 29 March 2023



**2/1 LOCKLEY STREET HADFIELD
VIC 3046**

 2  2  1

Sold Price **\$599,000** Sold Date **02-Aug-22**

Distance **1.03km**



**24 STONEWOOD CIRCUIT
HADFIELD VIC 3046**

 3  2  1

Sold Price **\$640,000** Sold Date **16-Nov-22**

Distance **0.14km**



**2A JENSEN STREET HADFIELD VIC
3046**

 3  2  2

Sold Price **\$660,000** Sold Date **29-Oct-22**

Distance **0.64km**

RS = Recent sale UN = Undisclosed Sale

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