

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

1/137 MIDDLE STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

3/6 JUSTIN AVENUE GLENROY VIC 3046	\$605,000	07-Aug-24
166 WEST STREET HADFIELD VIC 3046	\$660,000	04-Sep-24
3/18 BRISTOL ROAD PASCOE VALE VIC 3044	\$625,000	13-Sep-24

**OR**

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 29 September 2024



**3/6 JUSTIN AVENUE GLENROY VIC 3046** Sold Price

<sup>RS</sup> **\$605,000** Sold Date **07-Aug-24**

 2  1  1

Distance **0.53km**



**166 WEST STREET HADFIELD VIC 3046** Sold Price

<sup>RS</sup> **\$660,000** Sold Date **04-Sep-24**

 2  1  1

Distance **0.61km**



**3/18 BRISTOL ROAD PASCOE VALE VIC 3044** Sold Price

<sup>RS</sup> **\$625,000** Sold Date **13-Sep-24**

 2  1  1

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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