

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 3/38 Sutherland Street, HADFIELD 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$590,000 - \$620,000

Median sale price

Median **Unit** for **HADFIELD** for period **Apr 2019 - Aug 2019**

Sourced from **Pricefinder**.

\$510,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

1/99 East Street,
Hadfield 3046

Price **\$655,000** Sold 30 July
2019

2A South Box Court,
Hadfield 3046

Price **\$624,000** Sold 27 July
2019

1A Lockley Street,
Hadfield 3046

Price **\$610,000** Sold 19 June
2019

This Statement of Information was prepared on 30th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Unit



3 beds



2 baths



2 parking

Stockdale & Leggo Glenroy

201 Glenroy Road,
Glenroy VIC 3046

Contact agents



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**Stockdale
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