

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

3/21 MIDDLE 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/42 FAIRMOUNT STREET HADFIELD VIC 3046	\$540,000	19-Sep-22
2/8 VOLGA STREET HADFIELD VIC 3046	\$590,000	18-May-22
2/1 LOCKLEY STREET HADFIELD VIC 3046	\$599,000	03-Aug-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: 12 October 2022



**2/42 FAIRMOUNT STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **19-Sep-22**

Distance **0.32km**



**2/8 VOLGA STREET HADFIELD VIC
3046**

 2  2  1

Sold Price **\$590,000** Sold Date **18-May-22**

Distance **0.76km**



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

 2  2  1

Sold Price ^{RS} **\$599,000** Sold Date **03-Aug-22**

Distance **1.07km**

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

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