

## 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

21 STONEWOOD CIRCUIT 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2022

to

31 May 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

7B ST JAMES STREET HADFIELD VIC 3046	\$650,000	11-Apr-23
2/20 SOUTH STREET HADFIELD VIC 3046	\$632,500	15-Jun-23

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: 26 June 2023

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**7B ST JAMES STREET HADFIELD  
VIC 3046** 3  2  2

Sold Price

**\$650,000**

Sold Date

**11-Apr-23**

Distance

**0.7km****2/20 SOUTH STREET HADFIELD  
VIC 3046** 3  1  1

Sold Price

<sup>RS</sup> **\$632,500**

Sold Date

**15-Jun-23**

Distance

**0.43km****RS** = Recent sale**UN** = Undisclosed Sale

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