

## 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

22 EXETER 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

or range  
between

\$1,090,000

&

\$1,125,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

House

Suburb

Hadfield

Period-from

01 Dec 2022

to

30 Nov 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

9 WIN-MALEE STREET HADFIELD VIC 3046	\$1,207,000	02-Sep-23
9B DAVIES STREET HADFIELD VIC 3046	\$1,030,000	18-Aug-23
4 SOUTH BOX COURT HADFIELD VIC 3046	\$1,095,000	22-Nov-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: 20 December 2023



**9 WIN-MALEE STREET HADFIELD  
VIC 3046**

4 2 2

Sold Price

**\$1,207,000**

Sold Date

**02-Sep-23**

Distance

**0.24km**



**9B DAVIES STREET HADFIELD VIC  
3046**

4 2 2

Sold Price

**\$1,030,000**

Sold Date

**18-Aug-23**

Distance

**0.27km**



**4 SOUTH BOX COURT HADFIELD  
VIC 3046**

4 2 2

Sold Price

<sup>RS</sup> **\$1,095,000** <sup>UN</sup>

Sold Date

**22-Nov-23**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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