

## 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

2/20 SOUTH STREET 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2022

to

31 Mar 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

2/37 NORTH STREET HADFIELD VIC 3046	\$590,000	02-Dec-22
7A NEIL STREET HADFIELD VIC 3046	\$615,000	25-Feb-23
1/90 NORTH STREET HADFIELD VIC 3046	\$672,000	15-Oct-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: 04 April 2023



**2/37 NORTH STREET HADFIELD  
VIC 3046**

3 1 1

Sold Price **\$590,000** Sold Date **02-Dec-22**

Distance **1.02km**



**7A NEIL STREET HADFIELD VIC  
3046**

2 1 1

Sold Price **\$615,000** Sold Date **25-Feb-23**

Distance **0.85km**



**1/90 NORTH STREET HADFIELD  
VIC 3046**

3 1 2

Sold Price **\$672,000** Sold Date **15-Oct-22**

Distance **1.32km**

RS = Recent sale UN = Undisclosed Sale

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