

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

9 MIKADO 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,750

Property type

House

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

71 GOWRIE STREET GLENROY VIC 3046	\$800,000	22-Oct-22
15 GRANVILLE STREET GLENROY VIC 3046	\$780,000	06-Feb-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: 18 April 2023



71 GOWRIE STREET GLENROY VIC 3046

Sold Price

\$800,000

Sold Date

22-Oct-22



3



1



1

Distance

0.82km



15 GRANVILLE STREET GLENROY VIC 3046

Sold Price

\$780,000

Sold Date

06-Feb-23



3



1



2

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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