

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

19 Barunah Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$900,000

Median sale price

Median price \$995,000 Property Type House Suburb Hadfield

Period - From 01/10/2021 to 31/12/2021 Source REIV

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 six 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
1	23 Morley St GLENROY 3046	\$900,000	30/09/2021
2	127 West St HADFIELD 3046	\$896,000	12/02/2022
3	11 Richmond St HADFIELD 3046	\$855,000	23/10/2021

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 six months.~~

This Statement of Information was prepared on:

10/03/2022 12:04



3 1 2

Rooms: 5
Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$900,000
Median House Price
December quarter 2021: \$995,000

Comparable Properties



23 Morley St GLENROY 3046 (REI)

Agent Comments

3 1 4

Price: \$900,000
Method: Private Sale
Date: 30/09/2021
Property Type: House
Land Size: 702 sqm approx

127 West St HADFIELD 3046 (REI)

Agent Comments

3 1 2

Price: \$896,000
Method: Auction Sale
Date: 12/02/2022
Property Type: House (Res)
Land Size: 700 sqm approx



11 Richmond St HADFIELD 3046 (REI)

Agent Comments

3 2 4

Price: \$855,000
Method: Auction Sale
Date: 23/10/2021
Property Type: House (Res)

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938