

## 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

2/22 Win-Malee 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

\$515,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2021

to

31 Jan 2022

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

3/54 Maude Avenue Glenroy VIC 3046	\$612,000	27-Jan-22
4/30 Rodings Street Hadfield VIC 3046	\$570,000	09-Feb-22
3/7 Sadie Street Glenroy VIC 3046	\$515,000	31-Jan-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: 18 February 2022



**3/54 Maude Avenue Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$612,000** Sold Date **27-Jan-22**

 2  2  1

Distance **1.28km**



**4/30 Rodings Street Hadfield VIC 3046**

Sold Price

<sup>RS</sup> **\$570,000** Sold Date **09-Feb-22**

 2  2  1

Distance **0.78km**



**3/7 Sadie Street Glenroy VIC 3046**

Sold Price

<sup>RS</sup> **\$515,000** Sold Date **31-Jan-22**

 2  2  1

Distance **1.15km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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