

# 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

36 Stonewood Circuit, Hadfield Vic 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$670,000

### Median sale price

Median price \$611,000 Property Type Unit Suburb Hadfield

Period - From 01/07/2023 to 30/09/2023 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	21 Stonewood Cirt HADFIELD 3046	\$705,000	08/07/2023
2	2/34 Tassell St HADFIELD 3046	\$650,000	28/08/2023
3	11 Stonewood Cirt HADFIELD 3046	\$632,000	03/07/2023

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:

20/10/2023 16:33

36 Stonewood Circuit, Hadfield Vic 3046

**Stockdale  
& Leggo**

Daniel Imbesi

9306 0422

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**Indicative Selling Price**

\$630,000 - \$670,000

**Median Unit Price**

September quarter 2023: \$611,000



3 2 2

**Rooms:** 5

**Property Type:** Townhouse

**Land Size:** 122 sqm approx

Agent Comments

## Comparable Properties



**21 Stonewood Cirt HADFIELD 3046 (REI)**

Agent Comments

3 2 1

**Price:** \$705,000

**Method:** Auction Sale

**Date:** 08/07/2023

**Property Type:** Townhouse (Res)



**2/34 Tassell St HADFIELD 3046 (REI)**

Agent Comments

3 2 1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 28/08/2023

**Property Type:** Unit



**11 Stonewood Cirt HADFIELD 3046 (REI)**

Agent Comments

3 2 2

**Price:** \$632,000

**Method:** Private Sale

**Date:** 03/07/2023

**Property Type:** Townhouse (Single)

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



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