

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

2/21 Sutherland 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/2 South Street Hadfield VIC 3046	\$680,000	18-Dec-19
3/2 South Street Hadfield VIC 3046	\$700,000	13-Dec-19
1/31 Tassell Street Hadfield VIC 3046	\$608,000	22-Jun-19

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: 19 February 2020



2/2 South Street Hadfield VIC 3046 Sold Price **\$680,000** Sold Date **18-Dec-19**

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Distance **0.89km**



3/2 South Street Hadfield VIC 3046 Sold Price ^{RS} **\$700,000** Sold Date **13-Dec-19**

 3  2  1

Distance **0.88km**



1/31 Tassell Street Hadfield VIC 3046 Sold Price **\$608,000** Sold Date **22-Jun-19**

 3  2  1

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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