

## 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

2/1 Knole 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

\$385,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,750

Property type

Unit

Suburb

Hadfield

Period-from

01 Apr 2019

to

31 Mar 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1B Jensen Street Hadfield VIC 3046      | \$490,000 | 11-Mar-20 |
| 4/40-42 Chapman Avenue Glenroy VIC 3046 | \$471,123 | 07-Mar-20 |
| 4/65 Ward Street Glenroy VIC 3046       | \$420,000 | 05-Feb-20 |

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: 06 April 2020



**1B Jensen Street Hadfield VIC 3046** Sold Price **\$490,000** Sold Date **11-Mar-20**  
Distance **0.99km**

 2  1  1



**4/40-42 Chapman Avenue Glenroy VIC 3046** Sold Price **\$471,123** Sold Date **07-Mar-20**  
Distance **3.19km**

 2  1  1



**4/65 Ward Street Glenroy VIC 3046** Sold Price **\$420,000** Sold Date **05-Feb-09**  
Distance **1.98km**

 2  1  1

RS = Recent sale UN = Undisclosed Sale

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