

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

3 EPPING 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$906,250

Property type

House

Suburb

Hadfield

Period-from

01 Jul 2021

to

30 Jun 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

4 HILTON STREET HADFIELD VIC 3046	\$850,000	10-Mar-22
59 MORELL STREET GLENROY VIC 3046	\$900,000	31-May-22
87 JOHN STREET GLENROY VIC 3046	\$885,000	10-Feb-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: 07 July 2022



4 HILTON STREET HADFIELD VIC 3046

Sold Price

\$850,000

Sold Date

10-Mar-22

 2

 1

 1

Distance

0.18km



59 MORELL STREET GLENROY VIC 3046

Sold Price

^{RS} **\$900,000**

Sold Date

31-May-22

 3

 1

 2

Distance

0.5km



87 JOHN STREET GLENROY VIC 3046

Sold Price

\$885,000

Sold Date

10-Feb-22

 3

 1

 5

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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