

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

2/17 Eileen 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

\$510,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,750

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

4/125 West Street Hadfield VIC 3046	\$507,500	14-Apr-20
2/14 Larlac Street Hadfield VIC 3046	\$595,000	10-Jan-20
2 Davies Street Hadfield VIC 3046	\$530,000	21-Apr-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.~~

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4/125 West Street Hadfield VIC 3046

2 1 1

Sold Price ^{RS} **\$507,500** ^{UN} Sold Date **14-Apr-20**

Distance **0.49km**



2/14 Larlac Street Hadfield VIC 3046

2 1 1

Sold Price **\$595,000** Sold Date **10-Jan-20**

Distance **0.61km**



2 Davies Street Hadfield VIC 3046

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **21-Apr-20**

Distance **0.83km**

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

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