

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

37 David Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$860,000

Property Type

House

Suburb

Hadfield

Period - From

01/04/2022

to

30/06/2022

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	135 Middle St HADFIELD 3046	\$807,000	23/07/2022
2	85 Box Forest Rd HADFIELD 3046	\$800,000	10/03/2022
3	50 Hilton St HADFIELD 3046	\$770,000	02/09/2022

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:

08/09/2022 17:08



Rooms: 5

Property Type: House

Land Size: 598 sqm approx

Agent Comments

Comparable Properties

135 Middle St HADFIELD 3046 (REI)

Agent Comments



Price: \$807,000

Method: Auction Sale

Date: 23/07/2022

Property Type: House (Res)



85 Box Forest Rd HADFIELD 3046 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 10/03/2022

Property Type: House (Res)



50 Hilton St HADFIELD 3046 (REI)

Agent Comments



Price: \$770,000

Method: Private Sale

Date: 02/09/2022

Property Type: House

Land Size: 547 sqm approx