

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

2/94 West 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

\$545,000

&

\$585,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,750

Property type

Unit

Suburb

Hadfield

Period-from

01 Nov 2019

to

31 Oct 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

2/25 Sutherland Street Hadfield VIC 3046	\$690,000	26-Mar-20
3/21 Sutherland Street Hadfield VIC 3046	\$672,000	26-Jul-20
1/7 Mikado Street Hadfield VIC 3046	\$635,000	14-Jul-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: 10 November 2020



2/25 Sutherland Street Hadfield VIC 3046 Sold Price **\$690,000** Sold Date **26-Mar-20**
Distance **0.87km**

 2  1  1



3/21 Sutherland Street Hadfield VIC 3046 Sold Price **\$672,000** Sold Date **26-Jul-20**
Distance **0.85km**

 3  2  2



1/7 Mikado Street Hadfield VIC 3046 Sold Price **\$635,000** Sold Date **14-Jul-20**
Distance **0.49km**

 2  2  1

RS = Recent sale UN = Undisclosed Sale

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