

## 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

12 SURREY 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

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$903,700

Property type

House

Suburb

Hadfield

Period-from

01 Sep 2021

to

31 Aug 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

6 RODINGS STREET HADFIELD VIC 3046	\$810,000	12-Jul-22
116 EAST STREET HADFIELD VIC 3046	\$860,000	26-Apr-22
9 SURREY STREET HADFIELD VIC 3046	\$812,000	03-Sep-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: 28 September 2022



**6 RODINGS STREET HADFIELD VIC 3046**

Sold Price

**\$810,000**

Sold Date

**12-Jul-22**

 3

 1

 2

Distance

**0.57km**



**116 EAST STREET HADFIELD VIC 3046**

Sold Price

**\$860,000**

Sold Date

**26-Apr-22**

 3

 1

 1

Distance

**0.57km**



**9 SURREY STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup> **\$812,000**

Sold Date

**03-Sep-22**

 3

 2

 2

Distance

**0.05km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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