

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

1/9 SHERWOOD 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

\$495,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/3 STAPLES COURT HADFIELD VIC 3046	\$493,000	19-Dec-22
3/21 MIDDLE STREET HADFIELD VIC 3046	\$530,000	11-Nov-22
3/26 HILTON STREET HADFIELD VIC 3046	\$535,000	17-Nov-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: 15 March 2023



3/3 STAPLES COURT HADFIELD VIC 3046

 2
  1
  1

Sold Price

\$493,000

Sold Date

19-Dec-22

Distance

0.66km


3/21 MIDDLE STREET HADFIELD VIC 3046

 2
  1
  1

Sold Price

\$530,000

Sold Date

11-Nov-22

Distance

0.27km


3/26 HILTON STREET HADFIELD VIC 3046

 2
  1
  1

Sold Price

\$535,000

Sold Date

17-Nov-22

Distance

1.18km
RS = Recent sale

UN = Undisclosed Sale

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