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

13c/14 Caringa Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$330,000		&		\$360,000			
Median sale price								
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Hadfield
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	3/1 Knole St HADFIELD 3046	\$380,000	13/01/2025
2	206/15 South St HADFIELD 3046	\$330,000	30/12/2024
3	6/14 Caringa St HADFIELD 3046	\$300,000	26/09/2024

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:

03/02/2025 16:55









Rooms: 1 Property Type: Apartment Agent Comments 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$330,000 - \$360,000 Median Unit Price December quarter 2024: \$625,000

Comparable Properties

3/1 Knole St HADFIELD 3046 (REI) 2 1 2 1 Price: \$380,000 Method: Private Sale Date: 13/01/2025 Property Type: Unit	Agent Comments
206/15 South St HADFIELD 3046 (REI) 1 1 1 1 1 1 Price: \$330,000 Method: Private Sale Date: 30/12/2024 Property Type: Apartment	Agent Comments
6/14 Caringa St HADFIELD 3046 (REI) 1 1 1 1 1 Price: \$300,000 Method: Private Sale Date: 26/09/2024 Property Type: Unit	Agent Comments

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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