

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 between \$330,000 & \$360,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Hadfield

Period - From 01/10/2024 to 31/12/2024 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	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

Comparable Properties



3/1 Knole St HADFIELD 3046 (REI)

Agent Comments



Price: \$380,000

Method: Private Sale

Date: 13/01/2025

Property Type: Unit



206/15 South St HADFIELD 3046 (REI)

Agent Comments



Price: \$330,000

Method: Private Sale

Date: 30/12/2024

Property Type: Apartment



6/14 Caringa St HADFIELD 3046 (REI)

Agent Comments



Price: \$300,000

Method: Private Sale

Date: 26/09/2024

Property Type: Unit

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