

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

7 South Box Court, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$880,000

Median sale price

Median price \$850,000 Property Type House 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	25 Barunah St HADFIELD 3046	\$850,000	25/02/2025
2	35 Angus St HADFIELD 3046	\$872,500	23/10/2024
3	8 Barunah St HADFIELD 3046	\$876,000	21/09/2024

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:

01/03/2025 09:35



3 1 6

Property Type: House
Land Size: 604 sqm approx
Agent Comments

Comparable Properties

25 Barunah St HADFIELD 3046 (REI)

Agent Comments

2 1 1

Price: \$850,000
Method: Private Sale
Date: 25/02/2025
Rooms: 4
Property Type: House (Res)
Land Size: 697 sqm approx



35 Angus St HADFIELD 3046 (REI)

Agent Comments

3 1 2

Price: \$872,500
Method: Sold Before Auction
Date: 23/10/2024
Property Type: House (Res)
Land Size: 559 sqm approx

8 Barunah St HADFIELD 3046 (REI)

Agent Comments

3 1 2

Price: \$876,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)