

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

3/21 Sutherland 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

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2019

to

31 May 2020

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

2/53 North Street Hadfield VIC 3046	\$740,000	23-Apr-20
3/2 South Street Hadfield VIC 3046	\$700,000	11-Dec-19
1/128 Middle Street Hadfield VIC 3046	\$690,000	26-May-20

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: 04 June 2020



2/53 North Street Hadfield VIC 3046

 3  2  2

Sold Price

\$740,000

Sold Date **23-Apr-20**

Distance **0.31km**



3/2 South Street Hadfield VIC 3046

 3  2  1

Sold Price

\$700,000

Sold Date **11-Dec-19**

Distance **0.88km**



1/128 Middle Street Hadfield VIC 3046

 3  2  2

Sold Price

^{RS} **\$690,000**

Sold Date **26-May-20**

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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