

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

4/7 Mikado 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

\$549,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Hadfield

Period-from

01 May 2019

to

30 Apr 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

2/25 Sutherland Street Hadfield VIC 3046	\$690,000	26-Mar-20
2/14 Larlac Street Hadfield VIC 3046	\$595,000	10-Jan-20
2/23 Surrey Street Hadfield VIC 3046	-	-

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: 21 May 2020



2/25 Sutherland Street Hadfield VIC 3046 Sold Price **\$690,000** Sold Date **26-Mar-20**

 2  1  1

Distance **0.72km**



2/14 Larlac Street Hadfield VIC 3046 Sold Price **\$595,000** Sold Date **10-Jan-20**

 2  2  1

Distance **0.34km**



2/23 Surrey Street Hadfield VIC 3046 Sold Price - Sold Date -

 2  1  1

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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