

## 1/105 Middle Street, Hadfield Vic 3046



**2 Bed 2 Bath 1 Car**

**Property Type:** Townhouse (Res)

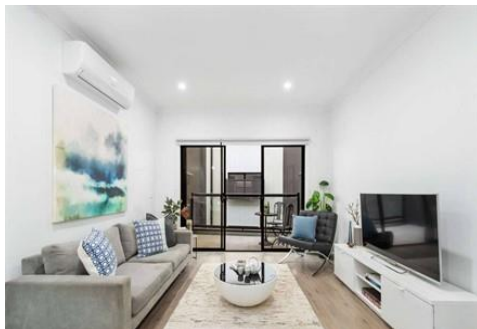
**Indicative Selling Price**

\$499,000

**Median House Price**

September quarter 2022: \$695,000

## Comparable Properties



**11/988 Sydney Road, Coburg North 3058 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$500,000

**Method:** Private Sale

**Date:** 14/10/2022

**Property Type:** Townhouse (Single)

**Agent Comments:** Inferior accommodation. Located within a larger development.



**1/19 Becket Street South, Glenroy 3046 (REI)**

**2 Bed 1 Bath 1 Car**

**Price:** \$495,000

**Method:** Private Sale

**Date:** 26/09/2022

**Property Type:** Townhouse (Single)

**Agent Comments:** Similar style property, inferior accommodation.



**2/730 Pascoe Vale Road, Glenroy 3046 (REI/VG)**

**2 Bed 1 Bath 1 Car**

**Price:** \$492,500

**Method:** Private Sale

**Date:** 21/06/2022

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Agent Comments:** Inferior located and accommodation, similar style property.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

1/105 Middle Street, Hadfield Vic 3046

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$499,000

#### Median sale price

Median price

\$695,000

Unit

x

Suburb

Hadfield

Period - From

01/07/2021

To

30/06/2022

Source

REIV

#### Comparable property sales

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
11/988 Sydney Road, COBURG NORTH 3058	\$500,000	14/10/2022
1/19 Becket Street South, GLENROY 3046	\$495,000	26/09/2022
2/730 Pascoe Vale Road, GLENROY 3046	\$492,500	21/06/2022

This Statement of Information was prepared on:

22/12/2022 09:25