

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

207/15 South 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

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

4/2 St James Street Hadfield VIC 3046	\$435,000	04-May-20
2/3 Volga Street Hadfield VIC 3046	\$450,000	31-Jan-20
2/87 West Street Hadfield VIC 3046	\$435,000	28-Apr-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: 29 June 2020



4/2 St James Street Hadfield VIC 3046

Sold Price

\$435,000

Sold Date **04-May-20**

2

1

1

Distance

1km



2/3 Volga Street Hadfield VIC 3046

Sold Price

\$450,000

Sold Date **31-Jan-20**

2

2

1

Distance

1.17km



2/87 West Street Hadfield VIC 3046

Sold Price

\$435,000

Sold Date **28-Apr-20**

2

1

2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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