

## 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

3/38 SUTHERLAND STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/109 WEST STREET HADFIELD VIC 3046	\$699,000	18-Jan-24
1/47 DAVIES STREET HADFIELD VIC 3046	\$721,500	27-Jan-24
1/1 BARUNAH STREET HADFIELD VIC 3046	\$735,000	17-Feb-24

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: 28 February 2024



**1/109 WEST STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$699,000**

Sold Date

**18-Jan-24**

 3

 2

 1

Distance

**0.93km**



**1/47 DAVIES STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$721,500**

Sold Date

**27-Jan-24**

 3

 2

 2

Distance

**0.51km**



**1/1 BARUNAH STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$735,000**

Sold Date

**17-Feb-24**

 3

 2

 2

Distance

**0.85km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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