

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

3/94 West Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$560,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Hadfield

Period - From 30/08/2022 to 29/08/2023 Source REIV

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 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
1	3/24 Hubert Av GLENROY 3046	\$555,000	29/03/2023
2	3/1 Lockley St HADFIELD 3046	\$550,000	09/06/2023
3	2/25 Cromwell St GLENROY 3046	\$545,000	29/03/2023

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 six months.~~

This Statement of Information was prepared on:

30/08/2023 10:51



2 1 1

Property Type: Unit

Land Size: 145 sqm approx

Agent Comments

Comparable Properties



3/24 Hubert Av GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$555,000

Method: Private Sale

Date: 29/03/2023

Property Type: Unit



3/1 Lockley St HADFIELD 3046 (REI)

Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 09/06/2023

Property Type: Unit



2/25 Cromwell St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$545,000

Method: Private Sale

Date: 29/03/2023

Rooms: 4

Property Type: Unit

Land Size: 147 sqm approx