Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/94 West Street, Hadfield Vic 3046

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$520,000		&		\$560,000			
Median sale p	rice							
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Hadfield
Period - From	30/08/2022	to	29/08/2023		So	urce	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.

Ade	dress 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









Property Type: Unit Land Size: 145 sqm approx Agent Comments

Daniel Imbesi 9306 0422 0432 615 416 dimbesi@stockdaleleggo.com.au

Indicative Selling Price \$520,000 - \$560,000 **Median Unit Price** 30/08/2022 - 29/08/2023: \$590,000

Comparable Properties



3/24 Hubert Av GLENROY 3046 (REI) **D** 1 2



Price: \$555,000 Method: Private Sale Date: 29/03/2023 Property Type: Unit

Agent Comments

Agent Comments



Price: \$550,000 Method: Private Sale Date: 09/06/2023 Property Type: Unit

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2/25 Cromwell St GLENROY 3046 (REI)

3/1 Lockley St HADFIELD 3046 (REI)



Agent Comments



Price: \$545.000 Method: Private Sale Date: 29/03/2023 Rooms: 4 Property Type: Unit Land Size: 147 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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