

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

4/3 STAPLES COURT 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$596,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/10-12 EDGAR STREET HADFIELD VIC 3046	\$485,000	06-Aug-22
2/1 DICKINSON STREET HADFIELD VIC 3046	\$530,000	25-Feb-22
2/3 GEUM STREET HADFIELD VIC 3046	\$673,000	31-Jan-22

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: 19 October 2022



2/10-12 EDGAR STREET HADFIELD VIC 3046

Sold Price

\$485,000

Sold Date **06-Aug-22**

 2  1  1

Distance **0.53km**



2/1 DICKINSON STREET HADFIELD VIC 3046

Sold Price

\$530,000

Sold Date **25-Feb-22**

 2  1  1

Distance **1.19km**



2/3 GEUM STREET HADFIELD VIC 3046

Sold Price

\$673,000

Sold Date **31-Jan-22**

 2  1  2

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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