

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

2/104 Middle 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

\$685,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,750

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2019

to

30 Sep 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

2/53 North Street Hadfield VIC 3046	\$740,000	23-Apr-20
1/128 Middle Street Hadfield VIC 3046	\$690,000	22-May-20
3/21 Sutherland Street Hadfield VIC 3046	\$672,000	30-Jul-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: 27 October 2020



2/53 North Street Hadfield VIC 3046

 3  2  2

Sold Price **\$740,000** Sold Date **23-Apr-20**

Distance **0.58km**



1/128 Middle Street Hadfield VIC 3046

 3  2  2

Sold Price **\$690,000** Sold Date **22-May-20**

Distance **0.2km**



3/21 Sutherland Street Hadfield VIC 3046

 3  2  2

Sold Price ^{RS} **\$672,000** Sold Date **30-Jul-20**

Distance **0.51km**

RS = Recent sale **UN** = Undisclosed Sale

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