

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

3/125 SOUTH 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

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

2/3 STAPLES COURT HADFIELD VIC 3046	\$470,000	15-Apr-22
2/10-12 EDGAR STREET HADFIELD VIC 3046	\$485,000	06-Aug-22
2/42 FAIRMOUNT STREET HADFIELD VIC 3046	\$540,000	19-Sep-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: 13 October 2022



**2/3 STAPLES COURT HADFIELD
VIC 3046**

 2  1  1

Sold Price **\$470,000** Sold Date **15-Apr-22**

Distance **1.43km**



**2/10-12 EDGAR STREET HADFIELD
VIC 3046**

 2  1  1

Sold Price **\$485,000** Sold Date **06-Aug-22**

Distance **1km**



**2/42 FAIRMOUNT STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price ^{RS} **\$540,000** Sold Date **19-Sep-22**

Distance **1.12km**

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

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