

## 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

4/4 WALTER STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$735,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2022

to

31 May 2023

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

1/6 EDGAR STREET HADFIELD VIC 3046	\$738,000	22-Apr-23
1/2 SOUTH STREET HADFIELD VIC 3046	\$750,000	06-Apr-23
30 NEIL STREET HADFIELD VIC 3046	\$780,000	28-Feb-23

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: 14 June 2023



**1/6 EDGAR STREET HADFIELD VIC 3046**

Sold Price

<sup>RS</sup>

**\$738,000**

Sold Date

**22-Apr-23**



3



2



2

Distance

**0.48km**



**1/2 SOUTH STREET HADFIELD VIC 3046**

Sold Price

**\$750,000**

Sold Date

**06-Apr-23**



3



2



2

Distance

**0.67km**



**30 NEIL STREET HADFIELD VIC 3046**

Sold Price

**\$780,000**

Sold Date

**28-Feb-23**



3



2



2

Distance

**0.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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