

## 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

2/4 GEUM STREET HADFIELD VIC 3046

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2022

to

31 Jan 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

3/64 FAIRMOUNT STREET HADFIELD VIC 3046	\$440,000	05-Nov-22
2/10 APSLEY STREET GLENROY VIC 3046	\$485,000	21-Sep-22
2/42 FAIRMOUNT STREET HADFIELD VIC 3046	\$540,000	07-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: 21 February 2023



**3/64 FAIRMOUNT STREET  
HADFIELD VIC 3046**

2 1 1

Sold Price **\$440,000** Sold Date **05-Nov-22**

Distance **1.21km**



**2/10 APSLEY STREET GLENROY  
VIC 3046**

2 1 1

Sold Price **\$485,000** Sold Date **21-Sep-22**

Distance **1.15km**



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

2 1 1

Sold Price **\$540,000** Sold Date **07-Sep-22**

Distance **1.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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