

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

1/15 HYDE 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

\$675,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Other

Suburb

Hadfield

Period-from

01 Apr 2022

to

31 Mar 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

1/90 NORTH STREET HADFIELD VIC 3046	\$672,000	15-Oct-22
1 LAWRENCE STREET HADFIELD VIC 3046	\$730,000	20-Jan-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: 06 April 2023



**1/90 NORTH STREET HADFIELD
VIC 3046**

 3  1  2

Sold Price **\$672,000** Sold Date **15-Oct-22**

Distance **0.71km**



**1 LAWRENCE STREET HADFIELD
VIC 3046**

 3  1  2

Sold Price **\$730,000** Sold Date **20-Jan-23**

Distance **1.01km**



**30 NEIL STREET HADFIELD VIC
3046**

 3  2  2

Sold Price ^{RS} **\$780,000** Sold Date **28-Feb-23**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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