

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

3/48 Domain Street, Hadfield Vic 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$635,000 & \$695,000

Median sale price

Median price \$600,000

Property Type Unit

Suburb Hadfield

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 six 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	2/14 Newton St GLENROY 3046	\$677,400	09/04/2022
2	2/3 Geum St HADFIELD 3046	\$673,000	31/01/2022
3	3/37 Valencia St GLENROY 3046	\$650,000	04/02/2022

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 six months.~~

This Statement of Information was prepared on:

22/07/2022 11:12



2 2 1

Rooms: 5

Property Type: Townhouse

Land Size: 130 sqm approx

Agent Comments

Comparable Properties



2/14 Newton St GLENROY 3046 (REI)

Agent Comments

2 2 1

Price: \$677,400

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)



2/3 Geum St HADFIELD 3046 (REI)

Agent Comments

2 1 2

Price: \$673,000

Method: Sold Before Auction

Date: 31/01/2022

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 280 sqm approx



3/37 Valencia St GLENROY 3046 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Private Sale

Date: 04/02/2022

Rooms: 3

Property Type: Unit

Land Size: 164 sqm approx