

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

3/20 BARUNAH 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

\$695,000

or range
between

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/109 WEST STREET HADFIELD VIC 3046	\$699,000	18-Jan-24
3/3 EDGAR STREET HADFIELD VIC 3046	\$652,000	14-Nov-23
1/6 TALBOT STREET HADFIELD VIC 3046	\$690,000	27-Jan-24

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: 08 February 2024

Joshua Abdallah
M 0427829562
E joshua@therealestestate.com.au



1/109 WEST STREET HADFIELD VIC 3046

Sold Price

^{RS} **\$699,000**

Sold Date

18-Jan-24

 3  2  1

Distance

0.42km



3/3 EDGAR STREET HADFIELD VIC 3046

Sold Price

\$652,000

Sold Date

14-Nov-23

 3  1  2

Distance

0.76km



1/6 TALBOT STREET HADFIELD VIC 3046

Sold Price

^{RS} **\$690,000**

Sold Date

27-Jan-24

 3  1  1

Distance

1.36km

RS = Recent sale

UN = Undisclosed Sale

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