

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

1/3 STAPLES COURT 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

\$625,000

&

\$675,000

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

2/20 SOUTH STREET HADFIELD VIC 3046	\$632,500	15-Jun-23
1A SOUTH BOX COURT HADFIELD VIC 3046	\$700,000	26-Apr-23
2/47 DAVIES STREET HADFIELD VIC 3046	\$735,000	24-Jan-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: 22 June 2023



**2/20 SOUTH STREET HADFIELD
VIC 3046**

 3  1  1

Sold Price

^{RS} **\$632,500**

Sold Date

15-Jun-23

Distance

1.02km



**1A SOUTH BOX COURT HADFIELD
VIC 3046**

 3  2  2

Sold Price

\$700,000

Sold Date

26-Apr-23

Distance

0.53km



**2/47 DAVIES STREET HADFIELD
VIC 3046**

 3  2  2

Sold Price

\$735,000

Sold Date

24-Jan-23

Distance

0.77km

RS = Recent sale

UN = Undisclosed Sale

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