

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

35 Sutherland 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

\$935,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

House

Suburb

Hadfield

Period-from

01 May 2020

to

30 Apr 2021

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

16 Morley Street Glenroy VIC 3046	\$855,000	29-Dec-20
124 Evell Street Glenroy VIC 3046	\$865,000	10-Mar-21
15 Isla Avenue Glenroy VIC 3046	\$865,000	11-Mar-21

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: 03 May 2021


16 Morley Street Glenroy VIC 3046

Sold Price

\$855,000

Sold Date

29-Dec-20
 3

 1

 2

Distance

1.18km

124 Evell Street Glenroy VIC 3046

Sold Price

^{RS} **\$865,000**

Sold Date

10-Mar-21
 3

 1

 3

Distance

1.29km

15 Isla Avenue Glenroy VIC 3046

Sold Price

\$865,000

Sold Date

11-Mar-21
 3

 2

 4

Distance

1.52km
RS = Recent sale

UN = Undisclosed Sale

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