

## 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

23 Sutherland Street Hadfield VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$645,000

&

\$675,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$512,750

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/53 North Street Hadfield VIC 3046	\$740,000	23-Apr-20
1/26 Hilton Street Hadfield VIC 3046	\$690,000	10-Jun-20
3/21 Sutherland Street Hadfield VIC 3046	\$672,000	30-Jul-20

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: 17 October 2020



**2/53 North Street Hadfield VIC 3046**

 3  2  2

Sold Price **\$740,000** Sold Date **23-Apr-20**

Distance **0.29km**



**1/26 Hilton Street Hadfield VIC 3046**

 4  3  2

Sold Price **\$690,000** Sold Date **10-Jun-20**

Distance **0.59km**



**3/21 Sutherland Street Hadfield VIC 3046**

 3  2  2

Sold Price <sup>RS</sup> **\$672,000** Sold Date **30-Jul-20**

Distance **0.03km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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