

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

2/91 East Street, Hadfield Vic 3046

Indicative selling price

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

Range between \$670,000

&

\$700,000

Median sale price

Median price \$660,000

Property Type Unit

Suburb Hadfield

Period - From 01/07/2024

to

30/09/2024

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	2a Rodings St HADFIELD 3046	\$662,000	06/09/2024
2	1/16 Mikado St HADFIELD 3046	\$720,000	24/07/2024
3	26 Stonewood Cirt HADFIELD 3046	\$715,000	04/06/2024

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:

14/10/2024 15:43

2/91 East Street, Hadfield Vic 3046

**Stockdale
& Leggo**

Daniel Imbesi

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Indicative Selling Price

\$670,000 - \$700,000

Median Unit Price

September quarter 2024: \$660,000



 3  2  1

Rooms: 5

Property Type: Unit

Land Size: 215 sqm approx

Agent Comments

Comparable Properties



2a Rodings St HADFIELD 3046 (REI)

Agent Comments

 3  1  2

Price: \$662,000

Method: Private Sale

Date: 06/09/2024

Property Type: Townhouse (Single)



1/16 Mikado St HADFIELD 3046 (REI)

Agent Comments

 3  2  1

Price: \$720,000

Method: Auction Sale

Date: 24/07/2024

Property Type: Townhouse (Res)

Land Size: 153 sqm approx



26 Stonewood Cirt HADFIELD 3046 (REI)

Agent Comments

 3  2  1

Price: \$715,000

Method: Private Sale

Date: 04/06/2024

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 145 sqm approx

Account - Stockdale & Leggo Glenroy | P: 03 9306 0422 | F: 03 9300 3938



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