

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

3/24 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

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Mar 2023

to

29 Feb 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

2/9 NEWTON STREET GLENROY VIC 3046	\$665,000	11-Jan-24
2/30 DAVID STREET HADFIELD VIC 3046	\$635,000	20-Dec-23
1/15 GISH COURT HADFIELD VIC 3046	\$650,500	28-Oct-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 March 2024

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2/9 NEWTON STREET GLENROY VIC 3046

2 1 1

Sold Price **\$665,000** Sold Date **11-Jan-24**

Distance **1.18km**



2/30 DAVID STREET HADFIELD VIC 3046

2 1 1

Sold Price **\$635,000** Sold Date **20-Dec-23**

Distance **0.23km**



1/15 GISH COURT HADFIELD VIC 3046

2 1 1

Sold Price **\$650,500** Sold Date **28-Oct-23**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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