

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

15/51-53 MIDDLE 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$597,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Jun 2021

to

31 May 2022

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

3/116-118 MIDDLE STREET HADFIELD VIC 3046	\$514,000	19-Jan-22
7/84-88 MIDDLE STREET HADFIELD VIC 3046	\$490,000	22-Dec-21
204B/19 SOUTH STREET HADFIELD VIC 3046	\$400,000	07-Apr-22

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: 06 June 2022



**3/116-118 MIDDLE STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price **\$514,000** Sold Date **19-Jan-22**

Distance **0.51km**



**7/84-88 MIDDLE STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price **\$490,000** Sold Date **22-Dec-21**

Distance **0.31km**



**204B/19 SOUTH STREET
HADFIELD VIC 3046**

 2  1  1

Sold Price **\$400,000** Sold Date **07-Apr-22**

Distance **0.67km**

RS = Recent sale UN = Undisclosed Sale

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