

# 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

51 Davies 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)

Range between \$830,000 & \$890,000

### Median sale price

Median price \$860,000 Property Type House Suburb Hadfield

Period - From 01/04/2022 to 30/06/2022 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	19 Barunah St HADFIELD 3046	\$905,000	28/03/2022
2	127 West St HADFIELD 3046	\$896,000	12/02/2022
3	19 Oxford St HADFIELD 3046	\$860,000	24/05/2022

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:

05/08/2022 18:59



**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 611 sqm approx

Agent Comments

## Comparable Properties



**19 Barunah St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$905,000

**Method:** Private Sale

**Date:** 28/03/2022

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

**127 West St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$896,000

**Method:** Auction Sale

**Date:** 12/02/2022

**Property Type:** House (Res)

**Land Size:** 700 sqm approx



**19 Oxford St HADFIELD 3046 (REI)**

Agent Comments



**Price:** \$860,000

**Method:** Sold Before Auction

**Date:** 24/05/2022

**Property Type:** House (Res)

**Land Size:** 600 sqm approx