

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

101C/19 South 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$475,000

Property type

Unit

Suburb

Hadfield

Period-from

01 Sep 2018

to

31 Aug 2019

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

105A/19 South Street Hadfield VIC 3046	\$378,000	03-Apr-19
11/14 Caringa Street Hadfield VIC 3046	\$360,000	13-Jun-19
1A Jensen Street Hadfield VIC 3046	\$475,000	10-May-19

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 September 2019



105A/19 South Street Hadfield VIC 3046

Sold Price

\$378,000

Sold Date

03-Apr-19

 2

 1

 1

Distance

-



11/14 Caringa Street Hadfield VIC 3046

Sold Price

\$360,000

Sold Date

13-Jun-19

 2

 1

 1

Distance

0.02km



1A Jensen Street Hadfield VIC 3046

Sold Price

\$475,000

Sold Date

10-May-19

 2

 1

 2

Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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