

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/44 VOLGA STREET HADFIELD VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$585,000

### 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 five kilometres of the property for sale in the last 18 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

|  |           |           |
|--|-----------|-----------|
| 2/145 MELBOURNE AVENUE GLENROY VIC 3046  | \$579,000 | 17-Nov-23 |
| 6/113 LANDELLS ROAD PASCOE VALE VIC 3044 | \$575,000 | 22-Oct-23 |
| 3/21 HUBERT AVENUE GLENROY VIC 3046      | \$582,000 | 17-Feb-24 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 20 March 2024



**2/145 MELBOURNE AVENUE  
GLENROY VIC 3046**

 2  2  1

Sold Price **\$579,000** Sold Date **17-Nov-23**

Distance **1.81km**



**6/113 LANDELLS ROAD PASCOE  
VALE VIC 3044**

 2  2  1

Sold Price **\$575,000** Sold Date **22-Oct-23**

Distance **1.86km**



**3/21 HUBERT AVENUE GLENROY  
VIC 3046**

 2  2  1

Sold Price **\$582,000** Sold Date **17-Feb-24**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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