

# 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

1/3 Geum 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 \$570,000

&

\$625,000

### Median sale price

Median price \$640,750

Property Type Unit

Suburb Hadfield

Period - From 01/10/2020

to 31/12/2020

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	68a South St HADFIELD 3046	\$648,000	17/03/2021
2	22a Rodings St HADFIELD 3046	\$610,000	22/02/2021
3	1/24 Eucra St HADFIELD 3046	\$600,000	31/01/2021

**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:

10/04/2021 15:52



3 1 1

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 312 sqm approx

Agent Comments

## Comparable Properties



**68a South St HADFIELD 3046 (REI)**

Agent Comments

3 1 1

**Price:** \$648,000

**Method:** Sold Before Auction

**Date:** 17/03/2021

**Property Type:** Villa



**22a Rodings St HADFIELD 3046 (REI)**

Agent Comments

3 1 3

**Price:** \$610,000

**Method:** Private Sale

**Date:** 22/02/2021

**Property Type:** Unit

**Land Size:** 319 sqm approx



**1/24 Eucra St HADFIELD 3046 (REI)**

Agent Comments

3 1 1

**Price:** \$600,000

**Method:** Private Sale

**Date:** 31/01/2021

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 315 sqm approx